



Peer review of the 2025 Draft By-law on Building Permits and Construction Oversight for Amman, Jordan

PEER REVIEW

This report was prepared by Mohanna Mansour Al-Kattan (Expert), with contributions from Anthony Orlando, PhD (Department of Finance, Real Estate, and Law, California State Polytechnic University, Pomona), and Sandra Hiari (University of Oxford), under the supervision of Salma Shaheen (Economist, International Growth Centre – Jordan), and with administrative support from Ghina Kheir (International Growth Centre – Jordan).

Mohanna Kattan

You can learn more about
our work in Jordan at
theigc.org/jordan

DIRECTED BY



FUNDED BY



Table of contents

Executive summary	4
Executive capacity	4
Objection procedures and community participation	5
The By-law's capacity to consolidate all provisions necessary for building permits within a single legislative instrument	6
Development and modernisation	6
1. Introduction	8
1.1 Administrative organisation and urban growth of the City of Amman	8
<i>Greater Amman Municipality</i>	<i>8</i>
<i>History of municipal administration</i>	<i>8</i>
<i>Significance of the By-law on building permit and construction oversight...</i>	<i>8</i>
1.2 Legal framework	9
<i>Law of Planning of Cities, Towns, Villages, and Buildings</i>	<i>9</i>
<i>Greater Amman Municipality Law</i>	<i>9</i>
1.3 Regulatory authorities	10
1.4 Oversight and inspection of the activities of the Local Committee	12
1.5 License application process	13
1.6 Review framework for the By-law	16
2. Licensing applications, types, and requirements	17
2.1 License applicant	17
2.2 Works requiring a license	17
<i>Requirements for engineering plans</i>	<i>18</i>
<i>Amendment of license details</i>	<i>19</i>
<i>License duration</i>	<i>19</i>
<i>License cancellation cases</i>	<i>19</i>
<i>Preliminary approval</i>	<i>20</i>
<i>Objections</i>	<i>20</i>
2.3 Occupancy permit	21
<i>Basements</i>	<i>21</i>
<i>Levelling</i>	<i>22</i>
<i>Retaining walls and fences</i>	<i>22</i>
<i>The fill</i>	<i>22</i>
<i>Supporting roofs for setbacks</i>	<i>23</i>
<i>Ancillary buildings</i>	<i>23</i>
<i>Mezzanines</i>	<i>24</i>
<i>Building services</i>	<i>24</i>

<i>Water tanks</i>	24
<i>Treatment stations</i>	25
<i>Absorption pits</i>	25
<i>Exemption from height restrictions</i>	25
<i>Stairwell and elevator</i>	25
<i>Roof floor</i>	26
<i>Light wells</i>	26
3. Parking requirements	27
4. General architectural aspects	29
4.1 Architectural style, heritage buildings, and residential density.....	29
4.2 High-rise buildings.....	29
4.3 Violations.....	30
5. Fees	31
5.1 Exemptions.....	32
5.2 Reduction of any restriction related to building regulations.....	33
6. Powers	34
6.1 Powers of the Mayor.....	35
6.2 Powers of the Municipal Council.....	35
6.3 Powers of the Central Planning Committee.....	36
6.4 Overlap and conflict of powers.....	37
<i>Overlap in licensing powers and the trajectory for license applications</i>	37
<i>Conflict of powers with other legislation</i>	38
6.5 General observations.....	38
<i>Numbering of articles and spelling errors</i>	38
<i>Concepts not addressed in the By-law</i>	38
<i>Construction oversight and complaints</i>	38
<i>Uses</i>	39
<i>Licensing trajectory</i>	39
<i>Prefabricated buildings</i>	39
<i>Ordinary commercial provisions</i>	40
<i>Definitions</i>	40
Annexes	41
Annex 1: The classification of the Municipality for the Articles of the By-law No. 28 of 2018 in accordance with the Draft Planning and Zoning By-law and the Draft By-law on Building Permits and Construction Oversight.....	41
Annex 2: Powers.....	56
Annex 3: The duties of the Zoning Authorities as stipulated in the Law of Planning of Cities, Towns, Villages, and Buildings.....	65
Annex 4: Article No. 5 of the National Building Law No. (7) of the year (1993) and its amendments.....	68

Executive summary

This report presents a review of the Draft By-law on Building Permit and Construction Oversight within the Boundaries of the Greater Amman Municipality for the year 2025. The Draft By-law defines the powers of the Greater Amman Municipality in matters related to building permits and construction oversight in the City of Amman. The review focuses on the following key points:

- The procedures for filing applications for building permits and their effectiveness in improving the licensing system and the ease of doing business in the city.
- The By-law's effectiveness in enhancing objection procedures and facilitating public involvement.
- The extent to which the proposed By-law provides a legislative alternative to the provisions stipulated in the existing By-law.
- The comprehensiveness of the By-law in covering all licensing scenarios that have arisen in practice under the previous By-law.
- The tasks and powers assigned to the Municipal Council, the Mayor, the Committee, and the Competent Authority, and the degree of harmony or conflict among those powers under the proposed Draft By-law.

The report provides detailed recommendations regarding the key points outlined above and concludes that the Draft By-law represents a significant step forward in advancing the Municipality's legislative framework, as well as re-evaluating its internal procedures. However, the report also draws attention to issues that merit careful consideration to ensure that the Draft By-law achieves its intended objectives. These issues include the following:

Executive capacity

The amendment adopted by the Municipality in the trajectory of licensing procedures—namely, the abolition of the committees' role in the issuance of building permits—constitutes a positive and progressive development. This modification serves to reinforce the authority of the competent technical body entrusted with the examination and audit of permit applications, thereby accelerating the process of permit issuance. The authority to grant permits is now vested exclusively in the competent authority, obviating the need for the convening of committee meetings.

Nevertheless, this significant procedural shift necessitates further and more detailed clarification regarding the practical mechanism for implementing the By-law, particularly in light of the newly proposed measures, such as the elimination of the committee structure at the level of administrative districts within the Municipality and its replacement with the competent authority. It is anticipated that this change will result in an increased burden upon the

competent authority, as the entirety of the responsibility for granting permits is now placed squarely upon it.

In this context, it is important to note that the By-law obliges the competent authority to issue a decision, whether to approve, amend, or reject the permit application, within thirty (30) days from the date of receiving the application. However, the By-law does not specify who holds responsibility in the event of failure to issue a decision within the stipulated timeframe. It is anticipated that these additional burdens may adversely affect the performance level of the building permit service. International practices offer several approaches to address such situations, including deeming the application automatically approved if no decision is made within the designated period, deeming it automatically rejected, or requiring the municipality to compensate the applicant for delays.

However, the By-law does not provide a sufficiently detailed or explicit delineation of the responsibilities of the competent authority, nor does it explain the way the competent authority is to assume the functions previously performed by the local committees. Furthermore, there emerges a clear and pressing need to establish qualification and training programs for personnel, to ensure that they possess the requisite technical expertise mandated by the By-law, as well as the capacity to render appropriate decisions. Accordingly, the proposed model for implementation at the level of administrative districts within the Municipality remains ambiguous and insufficiently defined in the present draft of the By-law.

Objection procedures and community participation

The active engagement of the local community in decisions relating to the issuance of building permits represents a cornerstone in the advancement of transparency and the realisation of sustainable urban development. Ensuring that citizens are afforded a meaningful voice throughout the various stages of the decision-making process serves to enhance the credibility and reliability of the procedures, while simultaneously guaranteeing that urban development projects are attuned to the genuine needs of residents and the specific characteristics of the local environment. Furthermore, such participatory measures play a pivotal role in mitigating the emergence of community disputes that may arise from the execution of projects undertaken without the knowledge or consent of the affected communities, particularly in instances where such projects alter the urban fabric or impose additional burdens upon existing infrastructure and public services.

The By-law does not address the matter of local community participation in projects that may exert a direct impact on a particular area or neighbourhood. For example, the By-law does not include any provision obligating the owner or developer to convene meetings with local residents for the purpose of presenting the details of the proposed project, elucidating its potential impacts, or

incorporating the observations and feedback of the local community into the decision-making process undertaken by the competent authority or committee. In addition, the By-law does not impose any requirement upon the Municipality to disclose or publish such projects on its official website as a means of informing the local community and providing an opportunity for public feedback. Such a procedure could be designated for a specific and clearly defined category of projects, to be identified within the Draft By-law, thereby ensuring effective community engagement with projects that are likely to have a tangible local impact. It should also be noted that the issue of community participation was referenced in the review report prepared for the Draft Planning and Zoning By-law, which underscored the necessity for further clarification with respect to the mechanisms of community participation.

The By-law's capacity to consolidate all provisions necessary for building permits within a single legislative instrument

The existence of multiple legislative sources governing the review and examination of building permit applications is likely to create considerable confusion for those responsible for implementing the provisions of this By-law. The present Draft By-law lacks numerous provisions related to the requirements for building permits, as these provisions are instead set forth in the Draft Planning and Zoning By-law. This fragmentation is expected to result in practical difficulties for the Municipality's personnel tasked with examining permit applications, as well as for engineering offices responsible for submitting applications, preparing architectural and engineering plans, and ensuring familiarity with all permitting requirements. Furthermore, the Draft By-law does not provide a sufficient degree of detail in its provisions to limit the scope for individual interpretation and discretionary application of its rules. Likewise, the By-law does not address the significance or the possibility of issuing a binding manual to clarify procedural and interpretative matters that are not easily incorporated into the legislative text itself.

Development and modernisation

The Draft By-law on Building Permits and Construction Oversight constitutes a significant opportunity to usher in new prospects for modernization and advancement within licensing procedures, as well as to enhance the overall business environment. While the Greater Amman Municipality has endeavoured to improve the licensing framework, the proposed By-law does not introduce an innovative methodology that corresponds to the evolving nature of permit applications, such as the classification of applications based on risk level and the consequent differentiation in licensing pathways and decision-making processes.

The present draft adopts a uniform approach that applies indiscriminately to all categories of projects, without regard to their specific nature or classification, whether they pertain to small-scale projects that warrant an expedited process, or to medium and large-scale projects that require a more comprehensive and

detailed review. This approach is at variance with the concept of "special projects" addressed in the Draft Planning and Zoning By-law, which proposed a distinct mechanism involving a specialised working group to serve as an additional authority for the examination of such applications.

While a unified approach typically offers applicants greater predictability regarding the workflow and procedures related to permit applications, the proposed By-law grants the competent authority broad discretionary powers to approve or reject applications based on undisclosed criteria. This may lead to unintended consequences, whereby smaller projects become entangled in prolonged review processes, while larger projects proceed more swiftly due to the developers' greater experience and their ability to engage well-established engineering consultancies.

This report will, in the following sections, provide a detailed and thorough analysis of the aforementioned points.

1. Introduction

1.1 Administrative organisation and urban growth of the City of Amman

Greater Amman Municipality

The Greater Amman Municipality is a civil institution endowed with legal personality and vested with both financial and administrative autonomy. Its establishment, dissolution, delineation of boundaries, functions, and authorities are governed by the provisions of the Greater Amman Municipality Law No. 18 of 2021. The jurisdiction of the Municipality extends over an area of 800 square kilometres, serving a population exceeding four million residents. The Municipality is administered by the Municipal Council. In view of the wide array of services provided by the Greater Amman Municipality, the vast expanse of its territory, and the continuous growth of its population, its responsibilities have been organized into six distinct sectors: Public Works, Planning, Health and Agriculture, Districts and Environment, Financial and Administrative Affairs, and Community Development. In addition, the Municipality's geographical area has been subdivided into twenty-two administrative districts, a measure designed to ensure the effective discharge of its functions and the efficient delivery of its services.

History of municipal administration

The first municipal council in Amman was established in 1606. In 1650, the Municipality of Amman was redesignated as the Capital Municipality. Subsequently, in 1687, in response to the city's ongoing territorial expansion, the marked increase in population, and the adoption of comprehensive planning for the city and its environs, the establishment of the Greater Amman Municipality was announced, succeeding the Capital Municipality, with numerous municipalities incorporated into its jurisdiction. In 2007, the boundaries of the Greater Amman Municipality were further expanded to include several neighbouring municipalities, thereby increasing its total area to 1,600 square kilometres. In 2012, the municipalities were separated from the Greater Amman Municipality, resulting in the current jurisdictional area of 800 square kilometres.

Significance of the By-law on building permits and construction oversight

Urban areas are governed by an array of legal instruments that extend from comprehensive planning, through detailed zoning, to the licensing and supervision of construction works. Planning constitutes the initial phase in which a city's long-term vision is articulated; zoning translates that vision into binding land-use regulations; and the issuance of building permits, coupled with construction oversight, embodies those planning and zoning requirements in the city's physical form. Building permits, therefore, represent the practical implementation of planning and zoning requirements within the urban form of the

city. This underscores the intrinsic connection between the Draft Planning and Zoning By-law and the Draft By-law on Building Permits and Construction Oversight, as the latter embodies the execution of the objectives and requirements established by the former.

1.2 Legal framework

Law of Planning of Cities, Towns, Villages, and Buildings

The Law of Planning of Cities, Towns, Villages, and Buildings serves as the legal framework for the promulgation of previous building-permit by-laws for the City of Amman. Successive versions were enacted as follows: -

- Law of Planning of Cities, Towns, Villages, and Buildings No. (31) of 1655 served as the legal foundation for the promulgation of the Amman Planning By-law No. 60 of 1665, which was subsequently followed by the promulgation of the Amman Building Permits By-law No. 106 of 1665.
- The Law of Planning of Cities, Towns, Villages, and Buildings No. (76) of 1666, the provisions of Article No. 67 of which provided the legal basis for the following:
 - Amman Buildings and Planning By-law No. 67 of 1676, which was subject to several amendments, the most recent of which was in 2005.
 - Amman Buildings and Planning By-law No. 28 of 2018, which has also undergone a series of amendments, the latest being in 2025. This version repealed all previous building by-laws.

Greater Amman Municipality Law

The Greater Amman Municipality Law now serves as the principal legal reference for the enactment of legislation empowering the Municipality to fulfil the duties and responsibilities assigned to it.

- Greater Amman Municipality Law No. 18 of 2021 was enacted, granting the Municipality autonomy in its legal references. Among the objectives of this Law was the development of a modern urban planning system for the Municipality and the explicit linkage of Amman's expansion to the principles of contemporary urban planning.
- The Amending Law to the Greater Amman Municipality Law No. 11 of 2024 was subsequently promulgated. This amendment severed the legal connection between the Municipality and the Law of Planning of Cities, Towns, Villages, and Buildings No. (76) of 1666. Article No. 32, paragraph (b) of the Law stipulates that, for the purposes of implementing the provisions of this Article, the following shall be defined by by-law issued for this purpose:
 1. The functions and composition of the Central Planning Committee, as well as the duties of the competent authority.

2. The procedures governing planning, zoning, subdivision, expropriation, the granting of development rights, and the approval of parcel partitions, including planning revenue, betterment revenue, expenses, allowances, fees and fines.
3. Matters concerning the issuance of occupancy permits, building permits, demolition permits, alterations to building forms, as well as expenses, allowances, fees, fines, and the principles and procedures for delegation.

Accordingly, the Amman Municipality Law now constitutes the legal framework for by-laws governing planning, zoning, the granting of construction permits, and their oversight. Pursuant to the Amman Municipality Law, the Municipality has elected to separate the city's planning and zoning provisions from those regulating building permits. The Draft By-law on Building Permit and Construction Oversight is intended to replace the Building and Zoning By-law for the City of Amman No. 28 of 2018 by means of two discrete instruments:

1. Draft Planning and Zoning By-law.
2. Draft By-law on Building Permit and Construction Oversight.

Through this separation, the regulatory provisions concerning zoning, previously set forth in the Amman Buildings and Planning By-law No. 28 of 2018 No. 28 of 2018 and its amendments, will be transferred to a separate by-law, while the new version will be dedicated exclusively to building permits and construction oversight.

1.3 Regulatory authorities

The processes of planning, zoning, issuance of building permits, and oversight of construction activities within the City of Amman have historically been carried out by regulatory authorities, namely the Local Cities Planning Committee and the Regional Cities, Villages and Buildings Planning Committee, both of which were formed pursuant to the Municipalities Law in force at the time. These committees exercised the powers conferred upon them by the Law of Planning of Cities, Towns, Villages, and Buildings, in addition to the Higher Planning Council, which is established in accordance with the Law of Planning of Cities, Towns, Villages, and Buildings. The following sections will clarify the respective roles of these committees, outline their operational mechanisms, and provide a comparative analysis of their composition.

Table 1: Regulatory authorities

Committees prior to the enactment of the Greater Amman Municipality Law	Committee following the enactment of the Greater Amman Municipality Law
Local City-Planning Committee	Local City-Planning Committee

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. The Local Committee is composed of five members: three members of the Municipal Council and two municipal officials. The elected Council member representing the relevant administrative district chairs the Committee; the remaining two Council members, whether elected or appointed, together with the District Director and the Head of the District Engineering Department, constitute the other four members. 2. Since the Municipality is administratively divided into twenty-two districts, twenty-two Local Committees exist, each of which exercises its powers solely within the boundaries of its respective district. 3. Each Local Committee exercises the powers assigned to it under the Law of Planning of Cities, Towns, Villages, and Buildings No. 76 of 1666, pursuant to the provisions stipulated in Article No. 6, paragraph 2. | <ol style="list-style-type: none"> 1. The Local Committee is composed of three members, all of whom are officials of the Municipality. The committee is chaired by the Director of the administrative district, with membership including the Head of the Engineering Department within the same district and the Head of an Engineering Department from another administrative district. 2. Since the Municipality is administratively divided into twenty-two districts, twenty-two Local Committees exist, each of which exercises its powers solely within the boundaries of its respective district. 3. Each Local Committee exercises the powers assigned to it under the Law of Planning of Cities, Towns, Villages, and Buildings No. 76 of 1666, pursuant to the provisions stipulated in Article No. 6, paragraph 2. |
|--|---|

Cities, Villages, and Buildings Regional Planning Committee	Cities, Villages, and Buildings Regional Planning Committee
--	--

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Under the Municipalities Law, the Municipal Council was vested with the powers of the Cities, Villages, and Buildings Regional Planning Committee. 2. The Council delegated those powers to a committee formed from among its members, authorising it to act in accordance with the provisions stipulated in Article No. 8, paragraph 3 of the Law of Planning of Cities, Towns, Villages, and Buildings No. 76 of 1666. 3. The Cities, Villages, and Buildings Regional Planning Committee is composed of elected and appointed Council members and is chaired by the Mayor of Amman. | <ol style="list-style-type: none"> 1. The Cities, Villages, and Buildings Regional Planning Committee is composed with the same powers vested under the Law of Planning of Cities, Towns, Villages, and Buildings No. (76) of 1666. 2. The Committee is chaired by the mayor and includes the Deputy-Mayor as well as four other members of the Municipal Council, the City Director, and the Deputy City Director for Planning Affairs. |
|---|--|

Supreme Planning Council

1. The Supreme Planning Council is constituted as follows:
 - a. The Minister, who serves as Chair of the Council.

Supreme Planning Council

1. The Supreme Planning Council of the Municipality is composed as follows:
 - a. The Prime Minister, who serves as the Chair.

b. The Mayor of the Capital, representing the municipalities.	b. The mayor, as Deputy Chair.
c. Deputy Minister of Public Works.	c. The Chairman of the Jordanian Investment Commission.
d. The Secretary General of the Jordanian Reconstruction Council.	d. The Director General of the Department of Lands and Survey. The Secretary-General of the Ministry of Environment. The Secretary-General of the Ministry of Tourism and Antiquities. The Legal Adviser at the Legislation and Opinion Bureau. The President of the Jordanian Engineers Association.
e. The Director of the Housing Corporation.	
f. The Director of Cities and Villages Planning.	
g. The Chief Public Prosecutor.	
h. The President of the Engineers Association.	
i. Deputy Minister of Health.	e. An urban-planning expert nominated by the Chair.
2. The Council exercises the powers assigned to it under the Law of Planning of Cities, Towns, Villages, and Buildings No. 76 of 1666, pursuant to the provisions of Article No. 6.	2. The Council exercises the powers assigned to it under the Law of Planning of Cities, Towns, Villages, and Buildings No. 76 of 1666, pursuant to the provisions of Article No. 6.

From the table above illustrating the differences in the composition of committees, it is evident that the Municipality has eliminated the role of the appointed and elected council members from the local committees. It has merged the membership of the regional committee to include appointed and elected members alongside municipal staff members. Consequently, decisions regarding planning and building permits are now made by committee members who are experts in the by-laws and legislation governing these matters. The composition of the Supreme Planning Council has become more comprehensive by incorporating members specialised in urban planning affairs. This was prior to the amendment of the Greater Amman Municipality Law in 2024.

Currently, under the latest amendments to the Municipality Law, local and regional committees, as well as the Supreme Planning Council, have been abolished, and two administrative levels have been introduced: -

- The Central Planning Committee.
- The competent authority represented by the administrative and executive apparatus of the Municipality.

1.4 Oversight and inspection of the activities of the Local Committee

The Draft By-law does not delineate the procedures or mechanisms for the oversight and inspection of decisions rendered by the competent authority in relation to the issuance of building permits. It is important to note that, under previous regulatory practice, the oversight and inspection of the activities of local committees were governed by the provisions of the Municipalities Law. This Law

required the Local Cities Planning Committee to submit, without delay, a copy of every decision, order, notice, instruction, or permit it issued to the Chair (the mayor) immediately upon issuance. The Chair (the mayor) was vested with the right to object to any such decision before the committee within fifteen days from the date of notification.

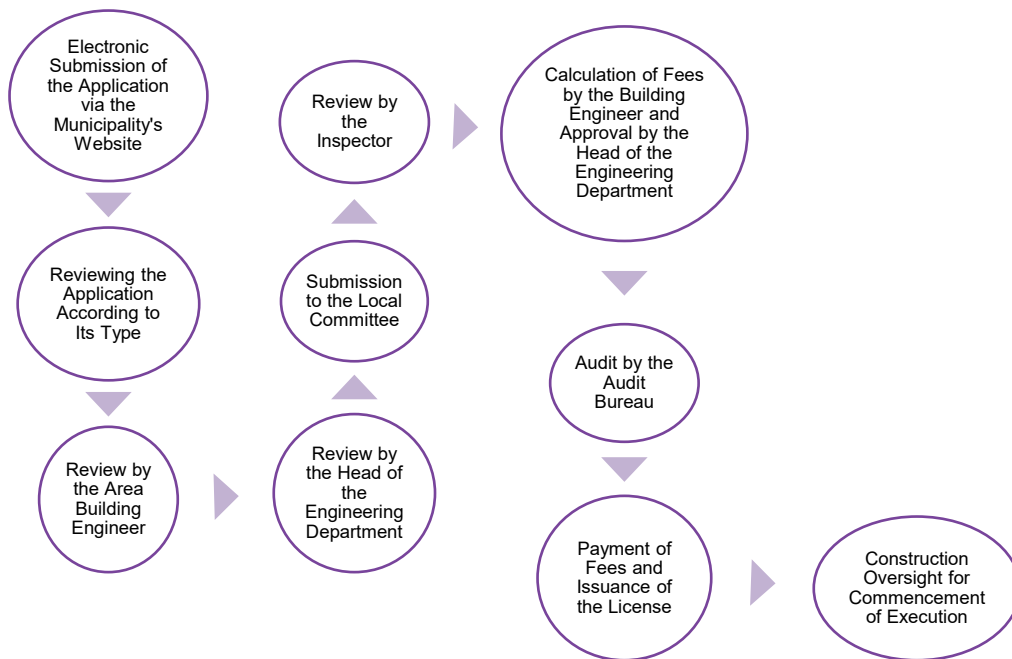
In accordance with this framework, the mayor delegated the authority to review these decisions to specialized and experienced personnel, who were entrusted with the responsibility of inspecting such decisions and evaluating the extent to which they conformed to the provisions of the Buildings and Planning By-law. Licensing applications that were reviewed by the inspectors and found to be in compliance would proceed through the requisite procedures for the issuance of the permit. Conversely, licensing applications subject to objection would be referred, together with the relevant recommendations, to the Mayor of Amman for a final decision. In the event that the mayor objected to any such decisions, the Local Cities Planning Committee would either refer to the contested decisions to the Cities, Villages and Buildings Planning Regional Committee or reconsider them in order to ensure that the final decision was consistent with the mayor's objection.

The following process flow diagram will elucidate the current procedure adopted by the Greater Amman Municipality for the submission and processing of licensing applications. Under this procedure, applications are submitted electronically via the Municipality's official website. The accompanying plans must have obtained prior electronic approval from both the Jordan Engineers Association and the Civil Defence Department. Thereafter, the application is submitted to the relevant committee for review and a decision regarding the issuance of the permit.

1.5 License application process

The following process flow diagram outlines the current procedure followed by the Greater Amman Municipality for handling licensing applications. Applications are submitted electronically via the Municipality's official portal, with attached plans already approved digitally by the Jordan Engineers Association and the Civil Defence Directorate. Subsequently, the application proceeds through the necessary steps for presentation to the committee, which is responsible for issuing the final licensing decision.

Diagram 1: Current process flow diagram



The Draft By-law does not clearly articulate the duties and responsibilities of the competent authority, nor does it define the procedures to be followed for the issuance of building permits. Instead, it merely states that the Council shall issue instructions determining the phases, conditions, and procedures for the issuance of both the license and the occupancy permit. By contrast, under the previous model applied pursuant to provisions of the Law of Planning of Cities, Towns, Villages, and Buildings, there was a well-defined hierarchy of regulatory authorities, a clear decision-making process, and an explicit delineation of the functions and obligations of each regulatory authority. In that model, the duties and responsibilities were set forth in a manner that ensured accountability and transparency, and the legal basis for such procedures was established at the level of the law itself. This clarity and legal certainty are not reflected in the proposed Draft By-law.

Table 2: Classification of proposed regulation articles compared to Regulation No. 28 of 2018 and its amendments.

By-law title	Articles from By-law No. (28) of 2018 and its amendments
Proposed Draft Building Permit and Construction Oversight Regulation; Proposed Draft By-law on Planning and Zoning	Articles No. 1, 2, 3, 32, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 71, 72, 73, 74, 75
Proposed Draft By-law on Planning and Zoning	Articles No. 4, 21, 22, 23, 24, 25

Proposed annexes of Articles in the Building Permit and Construction Oversight Regulation	Articles No. 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 26, 30, 31, 33, 40, 47, 53, 62, 63, 64, 65, 66, 67, 68, 70
Articles removed in the Proposed Draft Building Permit and Construction Oversight Regulation (<i>related to excavation permits, concrete pouring permits, and high-rise construction</i>)	Articles No. 50, 60, 61
Articles Introduced in the Proposed Draft Building Permit and Construction Oversight Regulation (<i>related to plan submission requirements based on request type, such as permit cancellation, modification, change of use, and information technology</i>)	- Article (unnumbered) between Article No. 3 and Article No. 4 - Extracted from the definition of Construction in the Planning Law, Article No. 34, Paragraph (4) - Article No. 5, Paragraph (F) - Article (unnumbered) following Article No. 6 - Article (unnumbered) before Article No. 6 - Article No. 6 - Article No. 10 - Article No. 26 - Article (unnumbered) following Article No. 30 - Article (unnumbered) following Article No. 32 - Article (unnumbered) following Article (unnumbered) that follows Article No. 32 - Article (unnumbered) following Article (unnumbered), following Article (unnumbered) that follows Article No. 32 - Repeated Article No. 10 - Article (unnumbered) before Article No. 33 - Article (unnumbered) following Article No. 33

Upon analysis of the division of the Amman Buildings and Planning By-law No. 28 of 2018 and its amendments into the Draft Planning and Zoning By-law and the Draft By-law on Building Permits and Construction Oversight, the following observations can be made:

- The By-law does not address the provisions relating to general building regulations in standard commercial zones, such as commercial projections, balconies, and fabric canopies. Furthermore, the general provisions applicable to buildings in all zoning areas—including architectural projections, entrance canopies, pergola canopies, suspended walkways, sails, doors and windows, and balconies in residential zones—have been transferred to the Planning and Zoning By-law, despite the fact that these provisions pertain to building components and suggest to properly be included within the Draft By-law on Building Permits and Construction Oversight.
- The By-law does not set forth the requirements and specifications for parking spaces, notwithstanding that such requirements are essential for

the review of license applications submitted with engineering plans and fall within the competence of the authority responsible for building permits. Instead, the provisions governing parking requirements for buildings and various uses, as well as the specifications, dimensions, manoeuvring areas, slopes, access routes, and open parking spaces, have been included in the Planning and Zoning By-law.

- The newly introduced articles clarify the requirements for submitting plans according to the type of application, such as cancellation, amendment, or change of use of a permit. However, there remains a need to introduce further provisions that elucidate the various types of licensing applications and their respective requirements, in accordance with the definition of works for which a permit is required.

1.6 Review framework for the By-law

It is observed that many articles in the Draft By-law lack numbering and are referred to as Article (unnumbered), described by the numbered article either preceding or succeeding it. The review will not strictly follow the sequence in the draft; rather, it will address provisions according to common subject matter under the following headings: -

- Licensing Applications, Types, and Requirements
- Occupancy Permit
- Building Elements and Components
- Parking Spaces
- High-Rise Buildings
- Violations
- Fees
- Exemptions
- Mitigation of Constraints Related to Construction Provisions
- Powers
- Overlapping and Conflicts of Authorities/ powers
- General Provisions

2. Licensing applications, types, and requirements

The provisions of the By-law outline the works that require a license and the requirements for engineering plans, which vary depending on the application submitted for the license. It also addresses requests for preliminary approval and cases in which a license may be cancelled or amended. Upon reviewing these provisions, it is evident that the By-law does not fully cover all requirements for engineering plans for works that require the issuance of a license, nor does it comprehensively address licensing requirements.

2.1 License applicant

There is inconsistency in the designation of license applicants, with the By-law referring to multiple designations for submitting applications. This could cause legal confusion and ambiguity in application submissions. The definitions refer to three entities: the owner, the license applicant, and the individual. Notably, the license applicant is the owner. An analysis of the Draft By-law reveals the usage of terms according to the following table, indicating five designations for the applicant:

Table 3: Applicant roles and classifications

Designation	Articles in the Draft By-law
Owner	Articles No. 2, 4, 6, (unnumbered following Article No. 6), 7, 8, 10, 25, 28, 30, 31, (unnumbered following Article No. 32)
Person	Articles No. 2, 6, 10, 30
License applicant	Article No. 2
Anyone intending to	Article No. 5
Anyone submitting	Article No. 5

The table demonstrates that referring to the license applicant as the owner is the most accurate term and suggests that it is consistently used throughout the provisions. The owner may delegate application submission authority to anyone they choose, such as the engineering office preparing the engineering plans or in cases involving investment plots owned by entities like the Social Security Corporation or the Orphans' Fund Development Corporation. In such instances, the applicant is the officially authorised representative from those institutions.

2.2 Works requiring a license

- The provisions of Article (unnumbered) following Article No. 3 do not include many works that require a license, such as, but not limited to,

licensing existing non-licensed buildings or the complete demolition of existing structures on a plot of land. The provisions only refer to the removal or demolition of any part of a building.

- It is unclear how infrastructure projects will be handled and how the licensing requirement will apply to the construction of roads and the extension of electrical, communication, water, and sewage networks. Article No. 4 indicates the necessity of submitting engineering plans that meet the conditions specified within it. The legislator considers that executing infrastructure projects or performing any other engineering work, whether underground or on the surface, such as constructing roads, railways, and extending electricity, communications, water, and sewage networks, as well as constructing airports and undertaking excavations, landfills, installing elevators in existing buildings, and mechanical ventilation and industrial heating installations, requires a license.
- The Draft By-law needs to introduce the concept of a "permit" [Idhn in Arabic] instead of a "license," [rukhsah in Arabic] as the concept of a permit was previously used for backfilling excavations that pose a danger to public safety or in cases of general building maintenance that do not affect the structural safety of the building or the application of national building codes.
- There is an overlap and conflict between the legislation governing the licensing of advertising signs. The By-law indicates that placing advertising signs on a building or in a public place is an action requiring a license. However, there is existing legislation for granting these licenses through the Advertising Licensing By-law within the boundaries of the Greater Amman Municipality, published in the Official Gazette No. (5430) dated (1/11/2016). Should any sign be licensed according to engineering plans, it becomes a vested right, rendering the mayor's powers conferred by the Advertising By-law ineffective in dealing with such signs.
- Modifications that do not affect public safety requirements or national building codes lack clarity regarding who will determine whether the modifications affect safety or not. Hence, the municipality needs an authority to decide this before plan submission. The provisions of Article (unnumbered) following Article No. 3, Paragraph (z), require more specific details.

Requirements for engineering plans

All works that require a license must be submitted through engineering plans issued by an authorised design entity or an engineering office registered with the Jordan Engineers Association, endorsed by them, and compliant with the requirements of the National Building Law and the codes issued thereunder. These plans must adhere to the technical rules and requirements specified in the

codes. Although the Draft By-law details the plans in terms of the panels required within the components of the plans and the scale of drawings, it does not outline the engineering plan requirements for all works that require a license.

- Article No. 5 outlines the requirements for engineering plans and their details for the following applications:
 - Paragraph (c) indicates that anyone intending to undertake any construction project must submit an electronic application for a license, detailing the plan components as per subparagraphs (4 – 16).
 - Changes in usage are subject to the requirements outlined in Paragraph (f).
 - License modifications are subject to the requirements in Article (unnumbered) following Article No. 6, Paragraph (a).
- The specific requirements for plans, as described above, imply that Article No. 5, Paragraph (c) applies to all works requiring a license except for changes in usage, which is impractical when submitting demolition plans or plans for licensing fences, etc. Legislators can therefore suggest outlining engineering plan requirements for each type of work that requires a license to prevent confusion.

Amendment of license details

Licenses are issued for the property and not for the owner. Any amendment to the license details will not reflect on the engineering plans as outlined in Article No. 6, Paragraph (e), potentially resulting in discrepancies between the license details and the engineering plans. Consequently, amending license details is an additional procedure proposed within the Draft By-law. This is an administrative matter that can be addressed if changes occur in the property details/ information. The provisions of Article No. 6, Paragraph (e) do not mention plans, establishing that plans and the license are a single unit. Amendments to the license information will not change the information on the plans, such as the owner's name or plot number.

License duration

The By-law does not address the automatic extension of license validity in cases of force majeure (such as disasters or weather conditions). An example is the project disruptions that occurred during the COVID-16 pandemic.

License cancellation cases

The article outlines the scenarios for license cancellation, but it does not clarify the duration applicable to licenses for changing the use of a building, nor does it define the concept of commencement for this type of license. Moreover, it does not address the owner's right to request license cancellation, nor does it cover the implications of judicial decisions that may cancel a license and the fate of

fees paid for obtaining the license, whether the cancellation is at the owner's request or due to a court decision.

Preliminary approval

The validity period for preliminary approval requests is insufficient for private projects, necessitating a provision allowing applicants to renew the decision once. The submission of preliminary approval requests is often linked to obtaining consent for specific constraints, usually associated with powers granted to the committee or competent authority. Examples include approval of grades for naming a building in a special residential planning area, where regulatory specifications indicate that building names depend on the lower street, and each case is individually considered for approving elevation from the higher street level. In cases involving plots harmed by subdivision, steep slopes, or irregular shapes, concessions to planning regulations may be required, such as reducing setbacks by 10% or increasing the allowable building area by 5%. Special projects requiring unique provisions also fall into this category. Article No. 5, Paragraph (e) states that if a formal approval request is not submitted within a maximum of six months from the date of preliminary approval, the preliminary approval shall be deemed null and void. The article does not account for the possibility of renewing the decision, acknowledging that major projects may require a preparatory period exceeding six months to prepare the formal plans.

Objections

The Draft By-law does not clarify the process for publishing decisions or how affected parties can be informed of these decisions. It also does not specify how affected individuals may file objections, given that the electronic building permits system protects requests, limiting access to the owner or their authorised representative. The competent authority's discretion to accept or reject objections allows them not to accept an objection and not refer it to the committee for review. Publishing building permit decisions is a fundamental practice that enhances transparency and accountability in municipal work. Making these decisions publicly available enables citizens and stakeholders to understand the nature of licensed projects and their compliance with regulations and legislation, thereby fostering trust between licensing authorities and the local community. It also provides opportunities for objections or comments. Furthermore, publishing these decisions supports the principle of equal opportunity and curbs subjective interpretations or suspicions related to the license-granting process. It serves as an effective oversight tool to monitor compliance with laws and regulations related to planning, zoning, and the issuance of building permits.

Article No. 6 states that any individual adversely affected by the issuance of a license to another person or by the competent authority's rejection of their application for a license or acceptance under specific conditions, and who believes that the decision infringes upon their rights, may electronically

submit an objection to the competent authority, stating the reason for the objection within fourteen (14) days of the decision's issuance.

- From the proposed Draft By-law, there is no explicit mechanism for publishing or announcing decisions. If the aggrieved party is not the owner, they may not have the means to learn about decisions to exercise their right to object. Moreover, the objection period specified in the By-law is insufficient. Accordingly, the Municipality should consider how objections can be submitted through the electronic building permit system. It is also necessary to establish a mechanism for prior notification before the issuance of a permit, to ensure that affected stakeholders are directly informed in advance.
- Article No. 6, Paragraph (b), indicates that the competent authority has the discretion to accept objections and proceed with the review process as outlined in the article. This means that the competent authority may choose not to accept an objection. Consequently, if this occurs, the aggrieved party may lose the opportunity to have their objection heard, as outlined in Subparagraphs (1) and (2) of Paragraph (b) of Article No. 6.

2.3 Occupancy permit

The Occupancy Permit is a written or electronic document issued by the competent authority permitting the use of a building or construction project for the purposes for which it was licensed, following its completion. Article No. (8), paragraph (a), states that no building or facility may be occupied before obtaining an occupancy permit from the competent authority. This ensures that the building or facility conforms to the conditions of the granted license and the provisions of related legislation, as well as any other conditions and requirements outlined by the competent authority. No permit shall be issued if the conditions are not met. It is evident that the article empowers the competent authority to establish additional conditions and requirements. This authority may, in practice, lead to varying requirements for the Occupancy Permit based on the competent authority's understanding of these conditions and provisions. Consequently, should there be any additional requirements or conditions deemed necessary by the Municipality for granting the Occupancy Permit, it is advisable to include them in the Draft By-law.

2.4 Elements of construction and its components

Basements

Basements are constructed along the full boundaries of setbacks and are exempt from the percentage and floor area restrictions applicable to buildings. They are primarily intended for service uses, with the main function being to provide parking facilities, as stipulated in Article No. 14. The ceiling height of the basement has been amended to be (0.5) meters above the lowest point of the natural ground of the land parcel, instead of the previously established (0.75) meters. This reduction in ceiling height is not justified, as the initially prescribed

height was agreed upon with all stakeholders at the time of the approval of the Building and Zoning By-law No. (28) of (2018) and its amendments. It is important to note that basements are constructed along the full boundaries of setbacks and are exempt from percentage and floor area restrictions, and are used for service purposes, primarily as parking facilities in accordance with the provisions of Article No. 14.

Levelling

The By-law does not address in Article No. 15 the method for determining the midpoint of lot frontages on streets, such as how to identify the median point for land plots located at intersecting streets or on curves, and how to project boundary points onto the street median level. It is understood that the authorised reference for building designations in the By-law derives from the higher street, regardless of whether the land plot is served by one or more streets, with the street width not being less than (8) meters. The lack of provisions outlining the method for determining street median level and projecting land plot's frontages onto them opens the door for interpretation and varying opinions, leading to discrepancies in the adopted references for building designations.

Retaining walls and fences

The By-law does not clarify the height of front fences and their relationship to street levels. Article No. 13, paragraph (b), states that the height of fences surrounding a plot shall not exceed (2.5) meters from the natural ground level and shall not be less than (1) meter.

- The provision requires further clarification, particularly regarding front fences, to specify that the level for fences is suggested to be related to street levels rather than natural ground levels. Some lots are situated above street level, while others are historically excavated, resulting in elevations below street level.
- The exemption for buildings belonging to ministries, public authorities, and diplomatic missions from the height restrictions on fences and walls presents an open constraint. There is nothing to prevent the construction of front fences significantly exceeding the (2.5) meters. It is recommended to establish an upper limit on the height of such exemption.

The fill

The By-law does not clarify the relationship between the permitted fill above natural ground level and the front setback. The By-law restricts the fill within setbacks to a maximum of (1.5) meters. Given the topographical nature of the city and the differences in levels between streets and contour lines for land plots, the By-law permits fill not exceeding (1.5) meters above natural ground level for the purposes of excavation and levelling.

The article does not address fill in the front setback. The provisions stipulated in paragraph (a) of the article, which states that fill shall not exceed (1.5) meters above the natural ground level at the site, are applied. This restriction does not align with the city's topography, particularly for plots entirely situated below street level, either due to their natural topography or because the Municipality has constructed streets with elevated fill in front of those land plots, thus leaving them below street level. Consequently, the front setback for such buildings becomes precarious, leading to difficulties in accessing building entrances via suspended pathways.

Supporting roofs for setbacks

The By-law does not specify in Article No. 17 whether the roof of the setback is associated with the minimum required regulatory setback (as stipulated) or the setback indicated on the plans. The concept of supporting roofs was introduced in the Building and Zoning By-law No. (28) of (2018), aimed at ensuring the structural integrity of buildings by supporting retaining walls with such roofs, thereby helping to reduce construction costs and allowing for the utilisation of the spaces beneath those roofs within the setbacks for building services.

Ancillary buildings

Ancillary Buildings are those buildings that are subordinate to any primary building and are typically used for purposes that serve the primary building. They are permitted to be constructed within the setbacks. In Article No. 18, the By-law has amended the height of ancillary buildings to be (1.75) meters, reduced from (2.6) meters. This indicates that the proposed height does not meet the minimum requirements set forth in the national building codes. However, the Draft By-law lacks clarity regarding the definition of the term "setback," whether it refers to the regulatory setback or the setback measured between the building's boundary and the boundary of the land plot.

In Article No. 18, the permissible height for ancillary buildings has been reduced to (1.75) meters above natural ground level, down from (2.6) meters. This amendment implies that ancillary buildings in the city will not meet the minimum height requirements for permissible uses as outlined in the national building codes and the provisions of the By-law, except in cases where excavation is performed to construct these ancillary buildings.

Paragraph (b) of Article No. 18 refers to "ensuring a front setback for the ancillary building in accordance with the regulations applicable to the zoning area." This requires further clarification and elaboration to define the meaning of the front setback, whether it pertains to the distance between the building boundary and the boundary of the land plot or the regulatory front setback. There have been instances where ancillary buildings have been granted a front setback but do not align with the lateral setback continuity, as these buildings may have had a front

setback significantly exceeding the minimum required regulatory setback, resulting in interpretative variations in those cases.

Paragraph (k) of Article No. 18 permits the licensing of more than one ancillary building in cases where there are multiple independent and separate buildings on the plot, provided that each ancillary building does not exceed (25) square meters. This is a positive amendment considering the potential for multiple buildings on a single plot; however, it does not ensure equitable application of density regulations between larger unpartitioned plots and partitioned plots within the minimum subdivision criteria.

Paragraph (j) of Article No. 18 states that "the licensing of ancillary buildings is permitted in industrial zones within the categories of light, medium, and heavy technical zoning, provided that the ancillary building is within the front setback only and is used as a guard or monitoring room." The article also requires clarification regarding the definition of the front setback.

Furthermore, paragraph (i) of Article No. 18 prohibits the installation of any side or rear doors or windows facing adjacent land plots if the ancillary building is within the established setbacks. It is necessary to clarify that the established setback refers to the minimum setback as indicated on the zoning plan. The language suggests that ancillary buildings may be constructed on a portion of the setbacks greater than the minimum required, therefore necessitating a more precise definition to prevent ambiguity and misinterpretation.

Mezzanines

Mezzanines are a portion of a primary floor, functioning as a complementary space typically associated with storage facilities and workshops. The provisions of Article No. 16 need further clarification regarding the allowance for mezzanines to be situated either above or below storage facilities or workshops. Additionally, the term "free height" needs further clarification to articulate its intended meaning.

Building services

The By-law stipulates the provision of public services for buildings, including rainwater collection wells, water tanks for residential use on building rooftops, drainage systems, electricity generation stations, waste containers, and guard rooms. Upon reviewing the provisions in Articles No. 20 and Article (unnumbered) following Article No. 30, and (5), it is evident that there is a lack of clarity concerning the requirements for water tanks, treatment stations, and absorption pits.

Water tanks

Article No. 20 states that water tanks must be provided on rooftops, with a minimum capacity of two cubic meters for each dwelling. Furthermore, the provisions of Article (unnumbered) following Article No. 30, paragraph (a) indicate

that the competent authority may require the provision of water tanks with appropriate sizes and specifications for buildings of all use categories in accordance with the requirements of the national building codes. However, since the By-law refers to specific requirements within the national building codes, the competent authority does not have the discretion to mandate the provision of water tanks, as this requirement is already specified in the codes. It is the responsibility of the engineer to implement these requirements, while the verification obligation rests with the Jordanian Engineers Association.

Treatment stations

Paragraph (c) of Article (unnumbered) following Article No. 30 mentions the term “the environmental protection system” applicable in the region. However, this term lacks clarity regarding the intended reference and precise meaning. Therefore, there is a need to specify the projects required to establish specific treatment stations. Since the council is responsible for issuing guidelines in this regard, the council is the competent authority that will enforce those guidelines and does not possess the authority to decide whether to mandate special treatment stations for specific-use projects or to exempt them from such requirements.

Absorption pits

Absorption pits were mentioned among the requirements for plans in the provisions of Article No. 5. However, the term “absorption pits” has been discontinued and replaced with the term “collection pits.” The By-law should include a provision to replace absorption pits with collection pits specifically for areas lacking sanitation services, even if they are licensed.

Exemption from height restrictions

The By-law exempts several building elements from the established height limits, including decorative projections, building crowns, parking levels, basement levels, chimneys, silos, and mechanical service floors or their components. Article No. 21 has increased the clear height for exempted floors to (3) meters, up from (2.6) meters. This is a positive amendment that aligns with construction practices in the city.

Stairwell and elevator

The By-law permits roof access stairwells and elevators to extend to the roof of the final floor to ensure access to services on the building's roof. Through the provisions of Article No. 22, paragraph (a), subparagraph (2), the height has been increased to (5) meters, up from (4) meters. This is a positive amendment that meets the requirements for elevators.

Roof floor

The roof floor is considered part of the approved floor under this By-law, located above the highest permitted floor and utilised to serve the building. It is permitted to be associated with the residential use of the uppermost floor. The By-law No. (28) of (2018) allowed, in residential areas, for categories A, B, C, and D, an internal connection between the last floor and the roof floor, provided that there is a front setback of no less than (50%) of the required regulatory setback, as agreed upon with all stakeholders at that time. The provisions of Article No. 22, paragraph (b), subparagraph (7) mandate the creation of the roof floor at the front façade and at the boundary of the parapet above the last permitted floor. This requirement will signify additional floors in the city and restrict the functional purpose of the roof floor associated with residential use in terms of its location. It should be noted that having a setback for the roof floor will facilitate oversight of the construction, as any roof extending over half the front setback will be readily noticeable. If the roof extends to the front boundary, monitoring any additions within the building's depth will be difficult to detect or follow unless there is a complaint, as overseeing this type of violation necessitates entering the building, and the By-law does not include any provisions regarding this matter.

Light wells

Light wells are architectural spaces in a building intended to provide ventilation and natural lighting. It is evident that the provisions of Article No. 23, paragraph (a), subparagraph (3) need further clarification regarding the height of the light well ceiling from the floor it connects to. The light well's ceiling must be constructed at the surface of any floor it reaches to ensure public safety and should not be limited solely to the surface of the last floor. Therefore, the article needs further clarification to include light well ceilings for incomplete buildings.

3. Parking requirements

The provisions regarding parking requirements for buildings and various uses, as well as specifications, dimensions, turns, and access paths to parking, have been transferred to the Planning and Zoning By-law. It is important to note that these requirements are crucial for the verification of licenses submitted with engineering plans and fall under the jurisdiction of the competent authority for building permits.

Article No. 25, paragraph (c) specifies the payment requirements for existing licensed buildings and proposed buildings atop licensed structures, but it lacks clarity on how to address proposed horizontal additions to buildings, which are divided into two types:

1. Horizontal additions (adjacent or non-adjacent to the building) where parking can be provided in the proposed area to be licensed.
2. Horizontal additions (adjacent or non-adjacent to the building) where parking cannot be provided in the proposed area to be licensed.

Article No. 25, paragraph (e) does not clarify how to license various uses for buildings outside residential areas regarding permissions or prohibitions, as these buildings do not incur fees, given their connection to public roads via common stairways or pathways that are (3) meters wide or less. This includes, but is not limited to, buildings located in the city centre.

Article No. 25, paragraph (f) needs further clarification regarding the type of construction, whether existing or proposed, and should specify the date of construction for existing buildings. The text indicates that no building in a residential area with more than (8) units may be licensed unless the owner provides parking for all the units. Accordingly, it is recommended to define the types of buildings to which the minimum unit threshold applies for exemption from parking requirements, and to link this to zoning classifications. Consideration should also be given to the fact that buildings in certain residential zones, such as Zone (D) and low-income housing, may not be able to accommodate the required number of parking spaces. Moreover, the By-law does not clarify how parking requirements will be handled for buildings located along public transportation corridors, whether through exemption or reduction of these requirements.

Article No. 25, paragraph (i), subparagraph (2) requires clarification of the term "new buildings," as the terms used in the text are either existing or proposed buildings. The provision does not specify how to handle adjacent and non-adjacent horizontal additions to a building or whether parking can be secured for these additions.

Article No. 25, paragraph (j), subparagraph (7) states that the manoeuvring requirements for paid open parking spaces are governed by the provisions applicable to commercial buildings within the boundaries of the Greater Amman Municipality. However, a review of the provisions of the Planning By-law reveals that there are no provisions for designated parking spaces for commercial buildings. The Draft By-law also states that the manoeuvring provisions apply to two types of zoning areas: residential and all other zones, excluding residential areas.

The proposed article does not clarify how to handle licensing for various uses in subdivided buildings, particularly when changing the use to those that require additional parking, such as restaurants and cafes, among others.

The Draft By-law does not define the manner in which parking spaces for buildings are calculated based on their permitted uses. Parking requirements, if not outlined in the codes, are an integral part of the construction licensing framework, as they delineate the building's parking needs according to its multiple uses, which are scrutinised and assessed by the competent authority. It is acknowledged that the calculations for required parking based on use, zoning area, and specifications regarding dimensions, manoeuvring, and slopes for parking spaces are mentioned in the Draft Planning and Zoning By-law. These should ideally be incorporated into the Draft By-law on Building Permits and Construction Oversight.

The Draft By-law does not document the vested rights of buildings from previous licenses, such as the concept of multiple uses for parking calculations and its relation to the parking calculation equations based on the currently proposed texts in the Draft Planning and Zoning By-law and its annexes. It also fails to account for parking for buildings licensed in municipalities before their incorporation into the Greater Amman Municipality, as well as for buildings previously licensed under the Building Permit Law in Amman No. (106) of (1665) and the Building and Zoning By-law No. (67) of (1676) and its amendments.

The Draft By-law has not incorporated the amendments proposed by the Municipality in Amending By-law No. (13) of (2025) regarding the increase in the limit on the number of apartments that can be approved without payment for parking spaces. This consideration is crucial given the city's reality, where many buildings contain unlicensed apartments due to restrictions on the allowable number of apartments within licensed residential areas with fee payments. Previous regulations have gradually addressed this restriction by increasing the maximum number of apartments, which was initially set at seven, then raised to eight, subsequently to ten, and in the latest amendment, to twelve apartments.

4. General architectural aspects

4.1 Architectural style, heritage buildings, and residential density

Article (18) of the Draft Planning and Zoning Regulation states that residential density and urban density fall within the scope of zoning provisions and planning considerations. Meanwhile, in the Draft Building Permit Regulation, Article (number unspecified) titled "Architectural Style, Heritage Buildings, and Residential Density" stipulates that density falls under the authority of the Council, without reference to the Planning Regulation. To ensure consistency between the two regulations, it is recommended that both regulations cross-reference each other on this matter, with a clarification regarding the scope of buildings in relation to density provisions.

4.2 High-rise buildings

A high-rise building is defined as one that exceeds the number of floors permitted for a particular land plot under the provisions of this By-law. The reactivation of the provision allowing for high-rise buildings in the city, which has been suspended since approximately 2006, was initiated when the municipality then began working on issuing density axes in the city, including, but not limited to, Zahran Street, King Abdullah II Street, and Mecca Street. Subsequently, density policies were established for these axes and tower areas, such as Areas (A, B, C). In By-law No. (28) of (2018), the provisions allowing for high-rise buildings in the city were suspended, while retaining the vested rights of licensed buildings and addressing any unlicensed increases. The preceding and present wording of the provisions has led, and will continue to lead, to distortions in building heights within the city, resulting in the construction of high-rise buildings without accompanying studies of the infrastructure in the areas where they are constructed, contrary to the approach taken for enhancing axes and tower areas.

- The provisions of Articles No. 28 and 29 of the By-law are unclear regarding which authority is responsible for granting approval, as plans are submitted to the committee without clarifying the role of the committee after the submission of the plans. Another passage states that the competent authority is the one that approves the construction of high-rise buildings in accordance with guidelines issued by the council.
- The provisions stipulated in the article do not define the minimum land area permitted for the construction of high-rise buildings.
- The article does not clarify the basis upon which building licensing fees will be collected.
- The article does not explain how to license any unlicensed additions to buildings that were originally permitted under the provisions of the Building and Zoning By-law in the City of Amman No. (67) of (1979) and

its amendments, based on the provisions stipulated in Article No. 41 concerning high-rise buildings, and how to address decisions and regulatory amendments that have been issued granting special provisions for buildings authorised to have more than fifteen floors.

4.3 Violations

The term “violations” refers to infringements upon the regulations and restrictions established for the licensing of any construction. This includes instances such as constructing a building with a setback that is less than the prescribed regulatory limit or increasing the building area to exceed the permitted percentage.

- The provisions outlined in Article No. 31, paragraphs (a), (b), (b), and (d), pertain to the powers of the competent authority. It is important to note that the provisions introduce the notion of permissibility; to ensure equitable application across all types of applications, this permissibility should be eliminated, rendering it a binding requirement for enforcement.
- The provisions stipulated in Article No. 31, paragraphs (f), (g), (h), and (i), fall within the jurisdiction of the committee. Consistent with previous observations regarding permissibility, these provisions are suggested to be abolished to promote uniform application across all types of applications.
- A review of the provisions stipulated in Article No. 31, paragraph (e), reveals an overlap in authority between the competent authority and the committee regarding the handling of licensing requests. The article indicates that the committee's authority includes the approval of licenses for buildings constructed above existing buildings that display a violation resulting from amendments to regulatory provisions affecting a land parcel, from the expropriation or reallocation of a road from a parcel that contains a licensed building, or due to adjustments sanctioned by the relevant authorities at the boundaries of the parcel, all of which represent violations of this By-law.

5. Fees

- The fee structure established in By-law No. (28) of (2018) and its amendments has been preserved, with adjustments made to reduce certain fees as follows:
- Fee modifications include a reduction of (50%) from the specified fees for canopies, accessory structures, setback ceilings, architectural projections, skylight ceilings, awnings, suspended walkways, and staircases. This change is a positive development that alleviates the financial burden associated with these fees.
- For buildings that existed prior to 21 March 2005, the fees will be charged at (50%) of the amounts indicated in paragraph (b) of this article. A higher discount has been granted for violations concerning setbacks, land coverage percentages, floor area ratios, and overall volume, which represents an advantageous adjustment that further mitigates the financial obligations related to these fees.
- For buildings that existed before the implementation of this By-law on 1 May 2018, and after 20 March 2005, the applicable fees will be set at (75%) of the amounts specified in paragraph (B) of this article. It is important to note that the amendment made in By-law No. (38) of (2022), published in Official Gazette No. (5766) on 16 June 2022, provided for a discount of (50%) applicable to the fees associated with violations only, valid for three years from the date of publication.
- The draft fee tables do not include fees for the newly established zoning categories outlined in the Draft Planning and Zoning By-law, specifically the following:

Table 4: Fees for newly introduced zoning categories

Commercial zone	Commercial for neighbourhood service, shopping centre
Mixed-Use Zone	Mixed-use, mixed-use for recreational purposes
Institutional/Public Services Zone	Educational facilities, healthcare facilities, religious facilities, cultural and recreational facilities, sports facilities, security, governmental, and private facilities, social service centres
Logistics Zone	Waste disposal sites, waste transfer stations, recycling centres, areas for managing sorted waste, drop-off points, crushers and quarries, cemeteries, slaughterhouses, livestock markets, traditional markets, public services, fuelling stations, electric vehicle charging stations, water tanks, and power stations

Green Areas and Open Spaces

Green zone for the neighbourhood, green zone for the area, green zone for the city, landscaped squares, parks, and forests

Urban Agriculture Zone

Urban Agriculture Zone

- Regarding the fee tables, reliance has been placed on the approved fee tables from previous by-laws. Throughout the amendments to those by-laws, these fees have been increased by specific percentages. The present Draft By-law presents an opportunity to revise the fee structure, establishing it based on the administrative value of land parcels in accordance with the tables published by the Land and Survey Department on its website. This would link fees for licenses and violations to these values and their respective percentages, with a maximum cap defined in the By-law, thereby ensuring fairness in fee collection. It is recommended that the Municipality undertake a study of the potential economic impacts that may result from this restructuring of the fee system, particularly its effect on urban development activity in the city and the ability to provide affordable housing for residents. Alternatively, the By-law could be amended to adjust fees in line with the inflation index.
- The By-law does not clarify how to address previously unpaid fees for buildings, such as violations not accounted for at the time of licensing or parking fees not charged upon the issuance of the license. It should be clarified that any previously unpaid fees are to be collected in accordance with the current regulations in effect at the time the license is issued.
- The By-law does not explain how to collect fees reflecting the difference for changes in building use, such as licensing a school on an existing licensed residential building or modifying the zoning of a parcel on which a building already exists from residential to commercial.
- Additionally, the By-law does not address how to handle licensed buildings on parcels for which regulations have been amended in the Draft Planning By-law. For example, with respect to green housing, it is unclear whether the previously approved regulations for green housing will be maintained as they appear in the zoning plan, and whether the new proposed regulations in the draft will apply to new zoning classifications established under the Draft Planning and Zoning By-law.

5.1 Exemptions

The municipality has expanded the scope of fee exemptions as stated in Article (unnumbered) before Article No. 7, which indicates that exemptions are granted wholly or partially with the approval of the committee. The municipality has practised full exemptions for places of worship and has provided exemptions for diplomatic missions and entities based on the

Vienna Convention and reciprocal treatment. Additionally, the By-law has broadened its exemptions to include Quran memorisation centres, cultural gatherings, and similar entities, as well as exemptions for trade and professional unions.

Accordingly, it is preferable to clarify the following points in the provisions of the article:

- The article should define whether the exemption is total or partial based on the classification of the building, or explicitly define the percentage of exemption, similar to the stipulation in the provision preceding Article No. 31, paragraph (d), which grants exemptions for heritage buildings based on the provisions of the By-law without the need for a decision from the committee.
- The provisions of the Draft By-law should emphasise reciprocal treatment regarding international and diplomatic missions without granting the committee authority in this matter to ensure equality in application across all entities.
- The exemption for unions should be limited to their headquarters only, as they possess investment projects.
- The article should avoid broadly stating "and similar entities" in paragraph (c) of the same article, replacing it instead with a provision granting the municipality council the authority to approve any exemptions not specified in the By-law.

5.2 Reduction of any restriction related to building regulations

The provisions of Article (unnumbered) following Article No. 32 address the imposition of an additional fee for each restriction or regulation related to construction that is eased. It is clear from the proposed By-law that the intent and purpose of this provision are ambiguous and poorly defined.

- The term "building regulations" lacks clarity, as the Draft Planning and Zoning By-law uses the terminology of "zoning regulations." Consequently, the concept of building regulations requires further clarification within the provisions of the By-law.
- The connection between the proposed provision and Article No. 38 of the Draft Planning and Zoning By-law, which includes amendments to zoning regulations, remains unclear.
- It is not evident whether the intention behind easing building regulations is to accept regulatory provisions with lower values, such as reduced setbacks, compared to those specified in the zoning plan, without amending the underlying zoning regulations.
- The procedure for granting additional development rights for buildings is not outlined, including, but not limited to, approvals for licensing schools within residential areas, high-rise buildings, hotels, and similar developments.
- The attached table lacks detail and does not provide any financial values.

6. Powers

Authority	Articles in which such powers are defined	Number of powers
Mayor	Article (unnumbered) following Article No. 33	3
Municipal Council	Article No. 4 Article (unnumbered) following Article No. 4 Article No. 8 paragraph (d), subparagraph (11) Article (unnumbered) following Article No. 8 Article No. 12 Article No. 24 Article No. 25 Article No. 27 Article No. 26 Article (unnumbered) following Article No. 30 Article (unnumbered) before Article No. 31 Article No. 31 paragraph (i), subparagraph (2) Article (unnumbered) following Article No. 32 Article No. 34	14
Central Planning Committee	Article (unnumbered) before Article No. 7 Article No. 7, paragraph (b) Article No. 6, paragraph (b), subparagraph (2) Article No. 28 Article No. 31, paragraph (f)	7
Competent Authority	Article No. 2 Article (unnumbered) following Article No. 4, paragraph (b) Article (unnumbered) following Article No. 4, paragraph (c) Article No. 6, paragraph (a) Article No. 6, paragraph (e) Article (unnumbered) following Article No. 6, paragraph (a) Article (unnumbered) following Article No. 6, paragraph (b) Article (unnumbered) following Article No. 6, paragraph (c) Article No. 7 Article No. (8), paragraph (a) Article No. (8), paragraph (b) Article No. (8), paragraph (d) Article No. (8), paragraph (g) Article (unnumbered) following Article No. 8 Article No. 13, paragraph (c) Article No. 26 Article No. 30 Article (unnumbered) following Article No. 30 Article (unnumbered) preceding Article No. 31 Article No. 31 Article (unnumbered) following Article No. 33	33

Based on the authority table and as outlined in the Draft By-law, the following observations can be made:

6.1 Powers of the Mayor

1. Delegation of any of his powers as stipulated in this By-law.
2. Issuance of necessary decisions for the implementation of the provisions of this By-law.
3. Challenging the competent authority regarding the licensing of construction activities and oversight as stipulated in this By-law.

The Mayor does not hold direct or technical authority over the decisions of the competent authority. The Secretary's role, as stated in the Draft Planning and Zoning By-law, is to chair the committee, which is confined to managing the licensing system by considering objections or approving certain violations as outlined in Article No. 31 of the Draft By-law concerning building permits and construction oversight. Should the Secretary exercise the authority of inspection and auditing of decisions and transactions, he will be directly involved with the decisions of the competent authority, which the accompanying Draft By-law does not clarify regarding whether the same inspection mechanism will be applied to the decisions.

6.2 Powers of the Municipal Council

The powers of the council are limited to issuing guidelines only. The powers conferred upon the council include issuing the following guidelines:

1. Guidelines for the application of the national building codes in accordance with the specific nature of the City of Amman.
2. Colours and finishing conditions for building facades.
3. Applicable specifications and their dimensions.
4. Definition of the stages, conditions, and procedures for issuing both the building permit and the occupancy permit.
5. Establishment of power generation cells.
6. Minimum percentage of landscaped and planted areas according to zoning requirements.
7. Creation of public parking lot funds.
8. Regulations for temporary buildings.
9. Regulations for high-rise buildings.
10. Provision of specific treatment plants for certain specialised construction projects.
11. General guidelines for design provisions in the zoning area.
12. Definition of residential and urban densities.
13. Obligation for property owners to adhere to the permit for the roof floor and not to alter its features or utilise it for purposes other than those for which it was created.

14. The council shall issue the necessary instructions for implementing the provisions of this By-law.

Issuance of decisions:

The council has the authority to issue a decision to mitigate any restriction concerning the construction provisions specified in the following table, contingent upon the payment of the fees prescribed in this By-law.

6.3 Powers of the Central Planning Committee

1. Granting full or partial exemptions from the fees prescribed under this By-law for buildings.
2. Deciding to revoke the building permit or occupancy permit if it is determined that either was granted based on incorrect data, information, documents, or records.
3. Issuing its decision regarding objections within fourteen (14) days of receipt, with its decision being final.
4. Requiring the owner to submit plans that include an application for an integrated project license without fragmentation for high-rise buildings.
5. Permitting the licensing of buildings above existing structures if this results from amendments to zoning provisions on a parcel of land, from expropriation, the reallocation of a road from a parcel containing an existing and licensed structure, or due to adjustments sanctioned by competent authorities at the boundaries of the parcel. No fees shall be imposed for this violation related to the licensing of buildings above existing structures.
6. If the building uses are multiple and require the presence of more than one staircase or elevator, allowing the committee to increase the area allocated for the roof floor by an amount equal to the area of the additional staircases and elevators, regardless of their number, provided that the total area does not exceed (25%) of the area of the constructed floor on which the roof floor is established.
7. The committee may reduce the restrictions and conditions for an existing roof floor before 01/05/2018, as stated in paragraph (g) of this article, provided that the reduction does not exceed (25%) in exchange for the fees indicated for each, or to demolish the existing building therein, except for areas designated for residential use.
8. The committee may reduce the restrictions and conditions for an existing roof floor prior to 01/05/2018 in residential areas, applying the conditions stated in Article No. 22 of this By-law.

It is evident from the authorities granted to the committee that:

- Power (1) carries the notion of permissibility, and for the sake of fair application across all types of applications, the percentages for

exemptions are suggested to be clearly defined in the By-law, transforming the exemption into a right as stipulated in the By-law.

- Powers (5, 6, 7, 8) also embody the concept of permissibility. To ensure equitable treatment of all types of applications, it is preferable to eliminate the notion of permissibility and establish these as binding obligations.

6.4 Overlap and conflict of powers

Overlap in licensing powers and the trajectory for license applications

The procedural framework for building licensing has become more complex, involving additional steps and overlaps in authority among the competent authority for building permits and construction oversight, the relevant authority within the Planning Department, the committee, and the specialised working group for projects of a unique nature. This will impact the timeframes for processing applications and necessitate the development of an electronic licensing system due to the involvement of multiple entities with the authority to approve or authorise the scrutiny of building permits based on their type. The following examples illustrate this:

- There is a need to unify the competent authority for the scrutiny of building permit applications when licensing a proposed building on vacant land. In this case, the license application is to be reviewed by the competent authority for the Draft By-law on Building and Construction Oversight. However, when considering uncovered parking spaces within setbacks, or accepting parking configurations that do not allow vehicles to manoeuvre within these spaces due to technical difficulties or limited building area, the authority lies with the relevant authority within the Planning Directorate.
- Licensing buildings above existing structures according to Article No. 31, paragraph (f), involves the review of the license application by the competent authority for the Building By-law and construction oversight. However, the power to approve the construction above an existing and licensed building rests with the committee. It should be noted that the text of the article clearly outlines the conditions for licensing and does not require permissibility or authority for licensing; rather, the text should be amended to make it mandatorily subject to approval by the competent authority under the By-Law on Building Permits and Construction Oversight.
- For a proposed or existing building that includes a roof floor established before 01/05/2018, the license application is to be scrutinised by the competent authority under the By-law. However, the power to approve any violations related to the roof lies with the committee. The conditions and provisions are clearly defined in the article, thus requiring straightforward application. These provisions are suggested to be made mandatory and fall within the responsibilities of the competent authority.

- For a proposed or existing building seeking to obtain a license and reduce restrictions under Article No. 37 of the Draft Planning and Zoning By-law, the license application is reviewed by the competent authority for the Draft By-law on Building and Construction Oversight. However, the power to assess any reductions in restrictions lies with the Planning Department, and for the scrutiny of parking spaces, this authority also rests with the relevant authority in the Planning Department. Authority is suggested to be designated to a single competent authority.
- Projects of a unique nature fall under the jurisdiction of a specialised working group as stipulated in Article No. 42 of the Draft Planning and Zoning By-law, yet there is a lack of clarity regarding the trajectories for these projects.

Conflict of powers with other legislation

Article No. 4, paragraph (g) states that the Council shall issue instructions detailing how to apply the National Building Codes in a manner consistent with the specific nature of the City of Amman. This is contrary to the provisions stipulated in Article No. 5 of the National Building Law No. (7) of (1663) and its amendments, which include instructions issued under the National Building Law, such as:

1. Instructions for the Application of Codes in Design, Execution, Supervision, Maintenance, Operation, and Public Safety Work, along with all associated engineering operations for the year 2004, Official Gazette No. (4687), dated (16/12/2004).
2. Instructions for the Application of Engineering Codes in All Phases of Engineering Work Related to Technical Requirements for Public Safety in Construction Excavations for Projects in the Kingdom, Official Gazette No. (5506), dated (01/04/2018).

6.5 General observations

Numbering of articles and spelling errors

Many articles are not numbered and require proper numbering, and there are several typographical and spelling errors.

Concepts not addressed in the By-law

The proposed Draft By-law does not mention the concept of expenses, nor are there any provisions regarding it.

Construction oversight and complaints

- The By-law does not outline the procedures for oversight of construction, despite its title indicating that it pertains to building permits and construction oversight.

- The By-law does not clarify how to address complaints or connect them to the electronically issued license system to activate local and community oversight. Such a process would reduce oversight costs by involving voluntary community monitoring.

Uses

- The By-law does not address the specifications for uses in terms of minimum area and dimensions for the front openings of commercial stores and workshops, nor the minimum office space or any other use specified in the By-law.
- There is no provision in the By-law indicating the necessity for consistency in uses.

Licensing trajectory

- The By-law does not mention the possibility of phased licensing, such as the issuance of an initial excavation or construction permit before securing final approvals.
- The By-law does not classify projects based on complexity or establish a system for classifying projects according to risk levels:
 - a. Simple Projects: Fast-track permits issued within a few days to mitigate time and cost for such projects.
 - b. Medium and Large Projects: A detailed process involving comprehensive review.
- The By-law does not specify how to handle licensing requests that span multiple parcels, including how to collect fees and issue permits for those non-consolidated land plots.
- The By-law does not stipulate the requirement for the submission of three-dimensional models for buildings or three-dimensional perspectives as part of the permit application for special projects or projects within heritage areas that substantially affect the city's character.

Prefabricated buildings

The By-law prohibits the construction of prefabricated buildings in residential areas according to the provisions stipulated in the provisions of Article (unnumbered) following Article No. 4. This amendment is inconsistent with the realities of global practices, as prefabricated buildings represent an advanced step towards developing modern, efficient, and sustainable housing solutions. The most prominent benefits include significant reductions in construction time compared to traditional building methods, enhanced energy efficiency, minimised environmental impact associated with construction processes, and increased local job opportunities in production and assembly lines.

Ordinary commercial provisions

The By-law does not clarify the provisions related to building licenses within ordinary commercial zones concerning multiple street access for land plots. These provisions were included in Annex (1), Article No. 10 of the Draft Planning and Zoning By-law. These are not merely regulatory provisions but rather stipulations defining setbacks, uses, and commercial entrances with respect to multiple streets. The baseline is that plots should be organised as ordinary commercial, and the application of rules regarding multiple streets is a matter of jurisdiction for the competent authority for building permits. It should be noted that the provisions in the annex are insufficient and do not address all cases.

Definitions

- The amendment made to the definition of building area by excluding setbacks from the exceptions stated in the definition of building area will lead to the inclusion of parking spaces on setback floors. This was noted in the initial issuance of By-law No. (28) of (2018) and was amended in By-law No. (21) of (2016), published in Official Gazette No. (5567), dated (25/03/2016).
- The amendment to the definition of floor area diminishes construction rights by excluding mezzanines and levelling from the exceptions stated in the definition of floor area ratio. Therefore, under application, buildings that will have mezzanines or levelling will automatically lose one or more of the allowable floors. Consequently, this amendment will impact the real estate market system and construction activities and will result in changes in developed and rented areas, subsequently driving an increase in rental values due to the reduction of construction rights.
- Some definitions require clarification, such as the definition of a detached building. The current definition refers to any structure above ground. However, it is necessary to clarify whether this refers to above the natural ground level at its site.
- The By-law lacks specific criteria, specifications, or regulations for car shelters, despite their definition in Article No. (2) as roofs facing or covering part of the setback area, designed for weather protection with a sloped roof.
- The By-law does not define the concepts of front, side, and rear setbacks.

Annexes

Annex 1: The classification of the Municipality for the Articles of By-law No. 28 of 2018 in accordance with the Draft Planning and Zoning By-law and the Draft By-law on Building Permits and Construction Oversight

The following table presents the article numbers from the 2018 Building and Zoning Regulation and its amendments, aligned with their corresponding articles in the proposed Draft Planning and Zoning By-law (including its annexes) and the proposed Draft Building Permit and Construction Oversight By-law.

Article no.	Details	Equivalent Articles in the Proposed Planning and Zoning By-law	Equivalent Articles in the Annexes of the Proposed Planning and Zoning By-law		Equivalent Articles in the Draft Building Permit and Construction Oversight By-law
		Article number	Annex number	Article number	Article number
1	By-law Title				1
2	Definitions				2
3	Scope of Application				3
4	Zoning areas and categories	21			
5	Zoning Provisions for Residential Zones (A, B, C, D, High-Density Residential)		1 5	1 1	

6	Permissible Uses for Residential Zones (A, B, C, D, High-Density Residential)		1	1	
7	Zoning Provisions for Low-Income Housing, Permitted Uses, and Residential Density		1	2	
8	Zoning Provisions for Green Housing, Permitted Uses, and Residential Density		1	3	
6	Zoning Provisions for Private Housing, Permitted Uses, and Residential Density		1	4	
10	Zoning Provisions for Agricultural Housing, Permitted Uses, and Residential Density		1	5	
11	Zoning Provisions for Rural Housing, Permitted Uses, and Residential Density		1	6	
12	General Provisions (Setbacks between Shared Residential Buildings, Approval of Co-owners for Jointly Owned Plots)		1	7	
13	Zoning Provisions for Central Commercial Areas and Permitted Uses		1	8	
14	Zoning Provisions for Ordinary Commercial Areas and Permitted Uses		1	6	
15	Zoning Provisions for Ordinary Commercial Areas, Permitted Uses and Commercial Depth		1	10	
16	Zoning Provisions for Local Commercial Areas and Permitted Uses		1	11	
17	Zoning Provisions for Commercial Complexes and Permitted Uses		1	12	
18	Zoning Provisions for Industries and Permitted Uses		1	13	
16	Zoning Provisions for Offices and Permitted Uses		1	14	

20	Zoning Provisions for Multiple-Use Housing and Permitted Uses		1	15	
21	Table of Zoning Provisions for Land Plots Subdivision (Minimum Area and Dimensions for Plots in Zoning Areas)	32			
22	Zoning Provisions for Street Subdivision, Widths, and Requirements for Subdivision and Partition Plans	32			
23	Zoning Provisions for Building Subdivision and Requirements for Subdivision and Partition Plans	33			
24	Special Planning Zone and Overlay Zoning	18/A 21/B 43			
25	Table of Fees for the Subdivision and Partition of Land Plots and Buildings	54			
26	Parking Space Requirements by Zoning District		3	1	
27	Parking Space Requirements by Construction Uses		3	2	
28	General Provisions for Parking Facilities (Use of Automated Parking Systems and Parking Elevators)		3	3	
26	General Provisions for Parking Areas (Accessible Parking Spaces, Parking Area Furnishings, Loading and Unloading Bays, Vehicle Standby Parking Spaces)		3	4	
30	General Provisions for Parking Facilities (Dimensions of Parking Stalls, Aisles, and Stall Angles)		3	5	
31	General Provisions for Parking Facilities (Aisle Slopes, Aisle Dimensions, and Direct Access Parking Bays)		3	6	
32	General Provisions for Parking Facilities (Collection of Parking Fees; Chargeable Uncovered Parking Spaces)				Article No. 25

33	General Provisions for Buildings in the General Commercial District – Commercial Projections, Balconies, and Fabric Awnings General Provisions for Buildings in All Zoning Districts – Architectural Projections, Entrance Awnings, Pergola, Suspended Walkways, Canopies, Doors and Windows, and Balconies in Residential Areas		4	2	
34	General Provisions for Construction (Mezzanines) in the Commercial, Industrial, and Multi-Use Areas				16
35	General Provisions for Construction (Uses of the Roof of the Top Floor, Parapet, Roof Level, Exclusion of Stairwells and Elevator Shafts from Gross Building Area)				Article No. 12 covers paragraphs (a) and (a) Article No. 22
36	General Provisions for Construction (Minor Buildings)				18
37	General Provisions for Construction (Basements)				Article No. 14
38	General Provisions for Construction (Load-Bearing Roof Structures)				17
36	General Provisions for Construction (Site Levelling and Outlining Reference Street Widths for Building Designations)				Article No. 15
40	General Provisions for Construction (Determination of the Number of Levelling from the Reference Street for Building Designations)		5	2	
41	General Provisions for Construction (Retaining Walls and Fences)				Article No. 13
42	General Provisions for Construction (Fills in Setbacks)				Article No. 16
43	General Provisions for Construction (Light Wells and Natural and Mechanical Ventilation)				Article No. 23

44	General Provisions (Plan Submission Requirements under the National Building Law and the Jordan Engineers Association Law)				4
45	General Provisions for Construction (Landscaped and Planted Areas)				Article No. 24
46	General Provisions for Construction (Exemption from Floor-Area Ratio)				Article No. 26
47	General Provisions for Construction (Fundamental Concepts for Defining the Building Envelope)		4	1	
48	General Provisions for Construction (Building Components Exempted from Overall Building Height and Floor Count, and the Parking Level Exempted from Height Calculation)				21
46	General Provisions for Construction (Requirements for Water Wells, Water Storage Tanks, Collection Pits, Electrical Transformer Substations, and Waste Containers)				20
50	General Provisions for Construction (Excavation Permits, Maintenance Permits, and Concreting Permit)				
51	General Provisions for Construction (Coordination with Utility Lines, Site Management During Building Erection, Reporting of Construction Violations)				Article No. 30
52	General Provisions for Construction (Building Facades, Their Finishes, Colour Proportions, and Reflective Materials)				Article (unnumbered) between Article No. 4 and Article No. 5: Paragraph (a) of the definition of “building or structure” in the Law on Zoning. Paragraph (b), newly introduced Paragraph (c) thereof includes the provisions of Paragraphs (a) and (a) of Article No. 52

53	General Provisions for Construction (Heritage Buildings; Issuance of Instructions on Residential and Urban Density; Issuance of Instructions on General Design Provisions within the Zoning Area)		5 5	3 4 Density Instructions	Article (unnumbered) before Article No. 31
54	General Provisions for Construction (a) Management of Areas Adjacent to Airports; (b) Provision of Electric Generators for Hotels and Hospitals...)				11 which includes paragraph (b)
55	General Provisions for Engineering Plans (Scale, Drawing Sheets, and Plan Requirements for Preliminary Approval Applications)				5, which covers Paragraphs (a), (b), (c), and (d).
56	General Provisions regarding the validity and effect of the permit, fee exemptions, and the Committee's obligation to render a decision within thirty (30) days from the date of receipt of the application				6 Article (unnumbered) before Article No. 7 Article No. 7
57	General Provisions for the Occupancy Permit, Its Requirements, and Its Validity				Article No. 8
58	General Provisions for Temporary Buildings				Article No. 27
56	General Provisions for Construction of High-Rise Buildings				Article No. 28
60	General Provisions for Construction of High-Rise Buildings				
61	General Provisions for the Construction of High-Rise Buildings and the Applicability of their Provisions to Previously Permitted Buildings				
62	General Provisions for Traffic Studies		3	7	

63	General Provisions for the Construction of Fuel Service Stations (Site Selection Criteria, Lot Area and Dimensional Requirements, and Separation Distances from Similar Uses, Road Intersections, Bridges, and Tunnels)		2	2 3 4	
64	General Provisions for the Construction of Event Halls and Wedding Reception Venues (Site Selection Criteria, Lot Area and Dimensional Requirements, and Separation Distances from Similar Uses, Road Intersections, Bridges, and Tunnels)		2	5	
65	General Zoning Provisions for Schools (Site Selection Criteria, Lot Area and Dimensional Requirements, and Separation Distances from Similar Uses, in Accordance with School Classification)		2	6	
66	General Zoning Provisions for Kindergartens, Nurseries, Private Early-Childhood Education and Care Centres, and Elderly Care Homes (Site Selection Criteria, Plot Area and Dimensional Requirements, and Separation Distances from Similar Uses)		2	7 8	
67	General Zoning Provisions for Hospitals (Site Selection Criteria, Lot Area and Dimensional Requirements, and Separation Distances from Similar Uses, in Accordance with Hospital Classification)		2	6 10	
68	General Zoning for the Construction of Hotels (Site Selection Criteria and Lot Area Requirements)		2	11 12	
66	General Zoning for the Construction of Student Hostels and Furnished Apartments		2	13	
70	General Zoning for Places of Worship (Site Selection Criteria and Lot Area Requirements)		2	1	
			2	14	

71	General Zoning for the Licensing of Unlicensed Buildings and Buildings Requiring Licensing				Article No. 31						
72	General Provisions for Schedules of Permit Fees, Unauthorised Construction Charges, and Security Bonds				Article No. 32						
73	General Provisions for the Enforcement of Penalties under the Law of Planning of Cities, Towns, Villages, and Buildings				Article No. 33						
74	General Provisions for Issuing Executive Instructions to Enforce the Provisions of the By-law				Article No. 34						
75	General Provisions for the Repeal of By-law No. 67 of 1676				Article No. 35						
	Article No. 1 The construction of two or more buildings within the same percentage specified in the attached schedule shall be permissible, provided that the lateral setback between the buildings is doubled. Ancillary residential structures may be erected on land plots exceeding four dunums, provided that they are located within the rear setback, serve exclusively as building-material storerooms, and do not exceed fifty square meters in total area. Written consent from all co-owners of the undivided land shall be obtained, and the permit shall be issued in the name of each of them. The property owner shall bear the responsibility for extending all essential services—including water, electricity, and road access—to the land. The permit applicant's lot share shall be no less than 400 square meters. Article No. 2: The construction requirements for residential buildings shall apply as stipulated in the following table: <table> <tr> <th>Maximum Permitted</th><th>Maximum Permitted</th><th>Other setbacks</th><th>Minimum front setback from</th><th>Land Plot</th><th>No.</th></tr> </table>	Maximum Permitted	Maximum Permitted	Other setbacks	Minimum front setback from	Land Plot	No.		6		
Maximum Permitted	Maximum Permitted	Other setbacks	Minimum front setback from	Land Plot	No.						

Building Height	Building Height	Side (m)	Rear (m)	streets and passageways (m)	Area (m²)					
20% with a maximum 1000 square meters	A maximum of two floors not to exceed a height of eight meters.	10	10	15	3600	.1				
25% with a maximum 720 square meters	A maximum of two floors not to exceed a height of eight meters.	10	10	10	2000-3566	.2				
25% with a maximum 500 square meters	A maximum of two floors not to exceed a height of eight meters.	5	7	10	1000-1666	.3				
30% with a maximum 250 square meters	A maximum of two floors not to exceed a height of eight meters.	5	5	7	600-666	.4				

	Within the prescribed setback and not to exceed one hundred and eighty square meters	A maximum of two floors not to exceed a height of eight meters.	4	4	7	400-566	.5				
	No person shall erect or undertake any construction project within the Municipality's boundaries, whether outside it, or commence any of the following construction activities, without first obtaining the requisite permit from the Municipality and in accordance with the provisions of this Executive Instructions issued thereunder, and the related provisions: a. Erection of a new building. b. Addition to an existing building. c. Removal or demolition of any part of a building. d. Alteration of the building's exterior façade. e. Change of the building's use. f. Construction or alteration of boundary walls or fences. g. Any modification affecting public safety requirements or the Building Code. h. Any alteration contrary to the provisions of this By-law or to the conditions of the permit. h. Execution of infrastructure works or any other engineering works, whether subterranean or above ground, including the construction of roads and railways, extension of electrical, telecommunications, water and sewerage networks, establishment of airports, excavation and backfilling, installation of elevators, mechanical ventilation and industrial heating systems. i. Installation of advertising signage on a building or in any public place.									Article No. 4. This provision is extracted from the definition of "reconstruction" contained in Article No. 34, paragraph (4), of the Law of Planning of Cities, Towns, Villages, and Buildings.	

	Anyone intending to change the usage type shall submit an electronic application using the approved electronic form and attaching the following engineering plans: • Property details. • Property owner's details. • Details of the engineering office or authorized design entity. A site plan at a scale not less than 1:200, showing the building location, setback lines, existing structures, street level and alignment, floor levels of basements, lower ground floor, ground floor, recurring floors, internal courtyard levels, retaining walls, staircases, elevation lines, geographical orientation, sewer lines, manholes, absorption pits, water wells with depths, dimensions, inclinations, vehicle access and egress, exposed parking spaces, and any other services within the plot boundaries. A site plan at a scale not less than 1:200 showing the building location and setback lines. A plan at a scale not less than 1:200 showing complete building areas. An architectural plan at a scale not less than 1:100 for the floor plan of the section intended for usage change and the requested area. An architectural plan for vehicle parking at a scale not less than 1:100. Any other necessary information.				Article No. 5, Paragraph (f)
--	---	--	--	--	------------------------------

	Requesting Amendment of Permit a. The competent authority may amend the permit obtained by the owner upon request, provided that: - The request is submitted before the commencement of construction works. The request is accompanied by documents and plans detailing the nature of the requested amendment. b. The competent authority shall issue its decision regarding the amendment request within () days from the date of submission. c. The competent authority may reject the requested amendment if deemed unjustified, or approve it, issuing an additional construction permit to incorporate the requested amendment.				Article (unnumbered) following Article No. 6
	The Council shall issue the necessary guidelines to outline the stages, conditions, and procedures for issuing both building permit and occupancy permit.				Article (unnumbered) before Article No. 6

	Article No. 6: Objections An individual adversely affected by the issuance of a permit to another party or the refusal by the competent authority to grant a permit or accept it with specific conditions may proceed as follows: Submit an electronic objection to the competent authority, clearly stating the reason for the objection, within fourteen (14) days from the decision date subject to the objection. If the objection is accepted, the competent authority shall, within fourteen (14) days of receiving the objection, proceed as follows: - Approve the objection and re-evaluate the application in accordance with the provisions of this By-law and relevant legislation. Reject the objection and forward it to the committee for review. c. The committee shall reach a decision on the objection within fourteen (14) days of receiving it, and its decision shall be final.				Article No. 6
	Article No. 10 a. The Municipality shall develop software and artificial intelligence methodologies related to digitising all procedures for planning, application submission and tracking, issuance of approvals and objections, and documenting all related data and documents, as well as ensuring interconnection with relevant entities. The Municipality shall communicate with the owner periodically to inform them of the progress throughout all procedures. b. The Municipality may utilise any platforms, methods, or electronic applications developed to notify the owner of all matters concerning the permit application or occupancy permit. c. The electronic means employed by the Municipality for its transactions shall be legally recognised, and all records, correspondence, and documents generated through the Municipality's electronic systems shall hold evidentiary weight as prescribed by the Evidence Law. d. The applicant's mobile phone number, as entered in the electronic application form, shall serve as the means for notification regarding procedures related to the permit. (Preferably mentioned in the permit issuance procedure guidelines.)				Article No. 10

	Subject to the provisions of the Planning and Zoning By-law within the boundaries of Greater Amman Municipality, the competent authority may approve the construction of high-rise buildings in accordance with the guidelines issued by the Council for this purpose				Article No. 26				
	Article () Water Tanks and Public Sewerage The competent authority may require the provision of water tanks of appropriate sizes and specifications in buildings for all usage categories according to National Building Code requirements Where connection to the city's public sewerage network is not feasible, collection tanks may be constructed to serve the building, provided they are located within project boundaries and are completely sealed on all sides and floor. The competent authority may require certain development projects with special uses to be equipped with project-specific treatment plants in accordance with applicable environmental protection By-law in this regard, as well as the guidelines issued by the Council.				Article (unnumbered) following Article No. 30				
	The Council may issue a decision to reduce any restriction related to the building regulations specified in the following table, upon payment of the fees stipulated in this By-law, in addition to the supplementary fee specified for each construction provision. The decision shall indicate the percentage of reduction, and the competent authority authorised to approve it. <table><tr><th>Restriction or construction provision</th><th>Additional fees</th></tr><tr><td></td><td></td></tr></table>	Restriction or construction provision	Additional fees						Article (unnumbered) following Article No. 32
Restriction or construction provision	Additional fees								
	Article (): For the purpose of implementing the provisions of this By-law and the guidelines issued thereto, the Municipality shall undertake the following a. Seeking assistance from ministries, government departments, professional associations, public entities, including the public security forces, and all such entities shall provide assistance as soon as requested. b. Establishing the necessary arrangements and signing memoranda of understanding with relevant entities, especially the Jordan Engineers Association, the Jordanian Contractors Association, Civil Defence, and any				Article (unnumbered) following Article (unnumbered) that follows Article No. 32				

	entity involved in providing infrastructure and services within the boundaries of the Municipality. This is aimed at facilitating the implementation of the provisions stipulated in this By-law, related guidelines, and Council decisions issued under its authority.				
	Article No. a. The Municipality shall develop software and artificial intelligence methodologies related to digitising all procedures for planning, application submission and tracking, issuance of approvals and objections, and documenting all related data and documents, as well as ensuring interconnection with relevant entities. The Municipality shall communicate with the owner periodically to inform them of the progress throughout all procedures. b. The Municipality may utilize any electronic platforms or applications launched for the purpose of notifying the owner, contractor, or engineer regarding all matters related to the permit application or construction project oversight and obligating them to use these platforms. c. The electronic means utilised by the Municipality in conducting its procedures shall be legally binding and legally effective. The electronic documents, records, correspondences, and documents generated through the Municipality's electronic programs and systems shall hold the evidentiary legal effect prescribed by the Evidence Law.				Article (unnumbered) following Article (unnumbered), following Article (unnumbered) that follows Article No. 32 repeated Article No. 10
	Article (): The revenues collected from fees and penalties pursuant to the provisions stipulated in this By-law shall accrue to the Municipality's treasury.				Article (unnumbered) before Article No. 33
	Article () a. The Mayor may delegate any of his powers stipulated in this By-law to any competent employee of the Municipality, provided that the delegation is in writing and specifies the delegated powers. b. The Mayor may, based on the recommendation of the competent authority, issue the necessary decisions to implement the provisions of this By-law. c. The Mayor shall issue a decision specifying the competent authority for licensing and supervising construction works as stipulated in this By-law.				Article (unnumbered) following Article No. 33

Annex 2: Powers

Mayor		
Article ()	Powers	Number of powers
Article) unnumbered (following Article No. 33	The mayor may delegate any of his powers stipulated in this By-law to any competent employee of the Municipality, provided that the delegation is in writing and specifies the delegated powers. The Mayor may, based on the recommendation of the competent authority, issue the necessary decisions to implement the provisions of this By-law. The Mayor shall issue a decision specifying the competent authority for licensing and supervising construction works as stipulated in this By-law.	3

The Council

Article ()	Powers	Number of powers
4	g. The Council shall issue instructions detailing how to apply the National Building Codes in a manner consistent with the specific nature of the City of Amman.	
Article (unnumbered) following Article No. 4	a. Buildings for all uses shall be constructed from natural materials such as stone, wood, clay, iron, concrete, or precast concrete units. The Council shall issue instructions specifying the colours of the facades of these buildings and the conditions for their finishing. c. Reflective materials on building exteriors may only be permitted with the competent authority's approval. The percentage of reflective material on building facades shall be determined by instructions issued by the Council, ensuring that it does not exceed 40% of the total area of each facade in any circumstance.	
Article No. 8 paragraph D/11	Installation of a flagpole within the front setback of the building with specifications and dimensions to be defined by Council-issued instructions for this purpose.	14
Article (unnumbered) following Article No. 8	The Council shall issue the necessary guidelines to outline the stages, conditions, and procedures for issuing both building permit and occupancy permit.	
12	a. The establishment of energy generation cells shall be permitted according to the guidelines issued by the Council for this purpose	
24	The minimum percentage of landscaped areas shall comply with zoning requirements and shall not be less than 10% of the plot area in residential zones and the prescribed percentage for other zoning areas. Plants and trees shall be of water-efficient species in accordance with the guidelines issued by the Council for this purpose.	
25	d. A special fund shall be established in the Municipality for constructing public parking facilities. All parking fees and charges shall be deposited therein, and expenditure shall be restricted to public parking construction according to Council guidelines.	

27	b. The Council shall issue specific guidelines regarding temporary buildings.
26	Subject to the provisions of the Planning and Zoning By-law within the boundaries of Greater Amman Municipality, the competent authority may approve the construction of high-rise buildings in accordance with the guidelines issued by the Council for this purpose
Article (unnumbered) following Article No. 30	c. The competent authority may require certain development projects with special uses to be equipped with project-specific treatment plants in accordance with applicable environmental protection By-law in this regard, as well as the guidelines issued by the Council.
Article (unnumbered) following Article No. 31	a. The Council shall issue guidelines related to the general provisions for design regulations within the zoning area to define the architectural style and the exterior appearance of buildings and urban spaces, including specific provisions as required. e. The Council shall issue the necessary guidelines to determine residential and urban density, taking into consideration zoning categories, urban areas, topography, street capacities, infrastructure, land plot size, intensity axes, public transport routes, and any other criteria consistent with urban growth policies.
Article No. 31 paragraph i/2	2. The Council shall issue the necessary guidelines to ensure that the property owner complies with the permit for the rooftop structure, refraining from altering its characteristics or utilizing it for purposes other than those for which it was created. Furthermore, the property owner shall attach a notarized undertaking authorizing the authorities to enter the site to rectify any violations, against an administrative fee equivalent to the cost of removal necessary for rectifying the violation.
Article (unnumbered) following Article No. 32	The Council may issue a decision to reduce any restriction related to the building regulations specified in the following table, upon payment of the fees stipulated in this By-law, in addition to the supplementary fee specified for each construction provision. The decision shall indicate the percentage of reduction and the competent authority authorised to approve it.
34	The Council shall issue the necessary guidelines to implement the provisions stipulated in this By-law.

The Competent Authority		
Article ()	Powers	Number of powers
Article No. 2	Issuance of Permits Issuance of Occupancy Permits Issuance of Concreting Permits	33
Article (unnumbered) following Article No. 4, paragraph (b)	Prefabricated buildings that are not made of concrete may only be permitted for public service buildings or in industrial and warehouse areas, subject to the approval of the competent authority.	
Article (unnumbered) following Article No. 4, paragraph (c)	Reflective materials on building exteriors may only be permitted with the competent authority's approval. The percentage of reflective material on building facades shall be determined by instructions issued by the Council, ensuring that it does not exceed 40% of the total area of each facade in any circumstance.	
Article No. 6, Paragraph (a)	The competent authority shall review the application and its attachments in accordance with the provisions stipulated in this By-law and relevant legislation. It shall issue its decision to approve, amend, or reject the application within thirty (30) days from the date of receipt. The owner shall be notified through a suitable means of communication deemed appropriate by the authority.	
Article No. 6, Paragraph (e)	e. The competent authority may amend the permit details upon the owner's request, provided that the permit is valid.	
Article (unnumbered) following Article No. 6, paragraph (a)	a. The competent authority may amend the permit obtained by the owner upon request	
Article (unnumbered) following Article No. 6, paragraph (b)	b. The competent authority shall issue its decision regarding the amendment request within () days from the date of submission.	

Article (unnumbered) following Article No. 6, paragraph (c)	c. The competent authority may reject the requested amendment if deemed unjustified, or approve it, issuing an additional construction permit to incorporate the requested amendment.	
Article No. 7	b. The Committee, upon the recommendation of the competent authority, may decide to cancel the permit or the occupancy permit if it is found that either was granted based on incorrect data, information, documents, or records.	
Article No. 8, Paragraph (a)	a. No building or facility shall be occupied before obtaining an occupancy permit from the competent authority, which shall ensure compliance with the conditions of the granted permit, relevant legislation, and additional requirements specified by the competent authority. The permit shall not be issued if there are discrepancies.	
Article No. 8, Paragraph (b)	b. Upon completing construction, the owner shall submit an electronic application to the competent authority to obtain an occupancy permit via the approved electronic form. Occupancy of the building prior to obtaining this permit is prohibited.	
Article No. 8, Paragraph (d)	d. To obtain the occupancy permit, the competent authority shall verify that the construction on-site complies with the permit conditions, relevant legislation,	
Article No. 8, Paragraph (g)	g. The occupancy permit shall be renewed with the competent authority's approval if no changes have occurred from the time of its issuance.	
Article (unnumbered) following Article No. 8	An individual adversely affected by the issuance of a permit to another party or the refusal by the competent authority to grant a permit or accept it with specific conditions may proceed as follows: a. Submit an electronic objection to the competent authority, clearly stating the reason for the objection, within fourteen (14) days from the decision date subject to the objection. b. If the objection is accepted, the competent authority shall, within fourteen (14) days of receiving the objection, proceed as follows	
Article No. 13, Paragraph (c)	c. The competent authority may permit the construction of retaining walls at heights it determines if the land's nature and topography so require.	

Article No. 26	Subject to the provisions of the Planning and Zoning By-law within the boundaries of Greater Amman Municipality, the competent authority may approve the construction of high-rise buildings in accordance with the guidelines issued by the Council for this purpose	
Article No. 30	b. The competent authority may require the permit applicant to submit a traffic management plan during construction for sites located at intersections, bridge exits and entrances, tunnels, squares, roundabouts, arterial streets, and city centre areas. Construction or any related works shall not commence before obtaining approval from the competent authority.	
Article (unnumbered) following Article No. 30	a. The competent authority may require the provision of water tanks of appropriate sizes and specifications in buildings for all usage categories according to National Building Code requirements. c. The competent authority may require certain development projects with special uses to be equipped with project- specific treatment plants in accordance with applicable environmental protection By-law in this regard, as well as the guidelines issued by the Council.	
Article (unnumbered) before Article No. 31	b. No construction, demolition, or modification activities shall be undertaken in areas containing buildings with heritage significance and urban character, as identified in the zoning plans. Furthermore, no alterations to heritage buildings may occur without the approval of the relevant authority	
Article No. 31	The competent authority may reduce the restrictions stipulated in the provisions and conditions of regulation for existing buildings constructed prior to 21 March 2005, provided that the reduction does not exceed 50% for Residential Zones (A) and (B), the Green Residential Zone, and other regulatory areas, and 75% for the remaining categories within the residential zone. The competent authority may reduce the restrictions stipulated in the provisions and conditions of regulation for existing buildings constructed after 20 March 2005, prior to the issuance of this By-law, provided that the reduction does not exceed 25% for Residential zones (A) and (B), the Green Residential Zone, and other regulatory areas, and 50% for the remaining categories within the residential zone. The reduction percentages mentioned in paragraphs (A) and (B) of this Article shall apply to the following cases, subject to the fees specified for each, or for the demolition of the existing building therein: -	

	1. The competent authority may grant permits for proposed buildings or existing buildings above existing structures based on permits previously issued for those buildings, as listed as facilities and increases not stipulated in the applicable laws and regulations prior to the enforcement of this By-law, provided that the fees stipulated in paragraph (B) of Article No. 32 of this By-law are collected for the existing and proposed parts that do not comply with the regulatory provisions contained in this By-law. The competent authority may license existing buildings that were constructed in a manner inconsistent with their issued licenses under the applicable laws and regulations prior to the enforcement of this By-law, and the fees stipulated in paragraph (B) of Article No. 32 of this By-law shall be collected for the parts that do not comply with the regulatory provisions contained in this By-law The competent authority may license proposed buildings above licensed existing buildings, and the fees stipulated in paragraph (B) of Article No. 32 of this By-law shall be collected for the parts that do not comply with the regulatory provisions contained in this By-law. The competent authority may license unlicensed existing buildings where the application of the provisions of the applicable laws and regulations was not feasible at the time of their construction, and the fees stipulated in paragraph (B) of Article No. 32 of this By-law shall be collected for the parts that do not comply with the regulatory provisions contained in this By-law. The competent authority may license unlicensed existing buildings or buildings constructed above licensed structures that do not conflict with the provisions of this By-law at the time of their construction. d. The competent authority may license parts of existing buildings that violate the regulatory provisions established after the issuance of this By-law, provided that the percentage of such violations does not exceed 3% of the established regulatory limits. This shall apply if the violations are due to structural or technical reasons. The fees specified in paragraph (b) of Article No. 32 of this By-law shall be applicable for these infractions.	
Article (unnumbered) following Article No. 33	b. The Mayor may, based on the recommendation of the competent authority, issue the necessary decisions to implement the provisions of this By-law.	

The Committee		
Article ()	Powers	Number of powers
Article (unnumbered) before Article No. 7	Notwithstanding the provisions stipulated in paragraph (c) of Article No. 6 of this By-law, the committee may fully or partially exempt the following buildings from the prescribed fees:	7
Article No. 7, Paragraph (b)	b. The Committee, upon the recommendation of the competent authority, may decide to cancel the permit or the occupancy permit if it is found that either was granted based on incorrect data, information, documents, or records.	
Article No. 6, Paragraph (b/2)	b. If the objection is accepted, the competent authority shall, within fourteen (14) days of receiving the objection, proceed as follows: Approve the objection and re-evaluate the application in accordance with the provisions of this By-law and relevant legislation Reject the objection and forward it to the committee for review. c. The committee shall reach a decision on the objection within fourteen (14) days of receiving it, and its decision shall be final.	
Article No. 28	a. High-rise buildings shall be permitted within Municipality boundaries, except in Green Residential, Rural Residential, Special Provisions Residential zones, or any other area determined by the Committee, subject to the following provisions: - 1. The owner shall submit to the Committee plans including an application for an integrated project permit without subdivision.	
Article No. 31, Paragraph (f)	f. If modifications to the regulatory provisions affect a plot of land or if a road is expropriated or cut from a plot of land on which a licensed building stands, or as a result of an approved adjustment by the relevant authorities at the boundaries of the plot, no fees shall be incurred for such violations. The Building Licensing Committee may impose fees as specified in paragraph (a) of Article No. 32 of this By-law for the existing parts of the building, the fees specified in paragraph (a) of Article No. 32 of this By-law for the proposed parts of the building, and the fees specified in paragraph (b) of Article No. 32 of this By-law for the proposed parts that do not comply with the provisions of this By-law. g. The restrictions and conditions for existing rooftop structures prior to 1 May 2018, excluding residential areas, shall be as follows:	

	The height of the highest point shall not exceed 3.50 meters above the surface of the floor upon which it is constructed. The area of the rooftop shall not exceed 25% of the area of the floor upon which it is constructed, provided it does not exceed 100 square meters. Repetitions of staircases and elevators shall be excluded from these areas. In instances where the building's uses are diverse and require the existence of more than one staircase or elevator, the Committee may increase the designated rooftop area by the area equivalent to the additional staircases and elevators, irrespective of their number, provided that the total area in all cases does not exceed 25% of the area of the floor upon which the rooftop is constructed. The fees specified in Article No. 32 of this By-law shall be applicable for the aforementioned provisions. h. The Committee may reduce the restrictions, regulations, and conditions pertaining to existing rooftop structures established prior to 1 May 2018, as outlined in paragraph (g) of this Article, provided that the extent of such reduction shall not exceed twenty-five percent (25%). This shall be subject to the fees specified for each case or for the demolition of the existing structure therein, with the exception of the residential area. i. The Committee may reduce the restrictions, regulations, and conditions pertaining to the existing rooftop structures established prior to 1 May 2018 in the residential zone, and the conditions specified in Article No. 22 of this By-law shall apply. 1. The approval of all partners shall be provided, and it shall not be substituted with any undertaking towards the partners. 2. The Council shall issue the necessary guidelines to ensure that the property owner complies with the permit for the rooftop structure, refraining from altering its characteristics or utilizing it for purposes other than those for which it was created. Furthermore, the property owner shall attach a notarized undertaking authorizing the authorities to enter the site to rectify any violations, against an administrative fee equivalent to the cost of removal necessary for rectifying the violation.	
--	--	--

Annex 3: The duties of the Zoning Authorities as stipulated in the Law of Planning of Cities, Towns, Villages, and Buildings

City Planning Authorities and their organisational structure	Duties
Local City-Planning Committee	Preparing master and detailed planning schemes, with authority to request technical assistance therefor from the Department of Planning. Ratifying subdivision plans in accordance with the approved zoning schemes. Issuing construction and building permits pursuant to the Law of Planning of Cities, Towns, Villages, and Buildings. Supervising erection and construction work within its jurisdiction and ensure their conformity with the conditions of the permit and the provisions of the Law of Planning of Cities, Towns, Villages, and Buildings. Issuing enforcement notices and securing their implementation. Regulating the erection and demolition of buildings, the widening or improvement of roads, and all other matters stipulated in the provisions of the Law of Planning of Cities, Towns, Villages, and Buildings.
Cities, Villages, and Buildings Regional Planning Committee	Approving detailed planning schemes. Considering objections submitted against regional, structural, and detailed planning schemes within its jurisdiction and forwarding recommendations thereto to the Higher Planning Council. Reviewing appeals lodged against decisions of the Local Cities Planning Committee within its jurisdiction and issuing a final determination; provided that, in the event of a disagreement between the two committees, referring the dispute to the Higher Planning Council for a final decision. Issuing orders and enforcement notices wherever the District Committee exercises the powers of the Local Cities Planning Committee under the Law of Planning of Cities, Towns, Villages, and Buildings.

Supreme Planning Council	Declaring planning zones and expanding and amending them.
	Approving regional planning schemes and structural planning schemes.
	Issuing orders canceling or amending any permit issued under the Law of Planning of Cities, Towns, Villages, and Buildings upon finding it was granted unlawfully or in violation of approved building schemes, By-laws, orders, or instructions.
	Issuing orders canceling or amending any permit for land development to the extent deemed appropriate in the following cases:
	Where the permit concerns the erection of buildings or any other works, provided such cancellation or amendment occurs before completion of those works.
	Where the permit concerns a change of land use, provided that such cancellation or amendment does not materially affect the erection of the building or any other works.
	In the event of cancellation or amendment of any land development permit under this Article, any interested party may, within three months of notification, submit to the Minister a statement of expenses incurred or losses suffered due to commencement of development or due to the cancellation or amendment. The Minister shall direct the planning committee that issued the permit to pay fair compensation for those expenses and losses, provided that no compensation shall be payable for any diminution in land-use value resulting from the cancellation or amendment.
The Minister is the Prime Minister for the Greater Municipality of Amman	Reviewing any appeal against a decision of the District Committee under this Law
	Approving draft by-laws and regulations prepared by the Department of Planning relating to planning affairs.
	Appointing a secretary responsible for taking down proceedings.
	The Minister shall ensure the administration of the following matters throughout the Kingdom.
	Coordinating the land-use planning of all lands in the Kingdom to best serve the public interest.
	Ensuring that land-use planning for all lands conforms with the Economic and Governmental Planning Scheme.
	Ensuring that the planning of all cities and villages accords with the Government's social policy and advances societal development.

Overseeing the Local, District, and Joint City Planning Committees, providing guidance and advice, and ensuring that their actions and decisions comply with the Law of Planning of Cities, Towns, Villages, and Buildings.

Declaring, expanding, or rescinding city and village planning zones upon recommendation of the Higher Planning Council.

The Central Department for the Planning of Cities and Villages

Conducting the necessary natural and social surveys to achieve the objectives of the Law of Planning of Cities, Towns, Villages, and Buildings.

Preparing regional planning maps for all districts of the Kingdom.

Preparing structural planning maps for cities where such maps do not exist.

Assisting and advising local city planning authorities in altering their structural planning maps necessitated by the city's developmental circumstances or in making fundamental amendments thereto, and in conducting the necessary natural and social surveys.

Providing joint district city planning committees with technical expertise concerning planning and construction oversight.

Preparing model by-laws addressing various issues of city, town, village, and building planning to serve as a basis for enacting specific by-laws within the boundaries of different planning areas in the Kingdom.

Annex 4: Article No. 5 of the National Building Law No. (7) of the year (1993) and its amendments

The Council shall undertake the following duties and powers:

- a. Establishing the foundations and principles specific to the Jordanian National Building Codes and determining the scope of each based on the recommendation of the Technical Committee.
- b. Approving the various codes of the Jordanian National Building and submitting them to the Council of Ministers for adoption.
- c. Reviewing the recommendations of the Technical Committee and making appropriate decisions regarding them.
- d. Deciding on any objections to the adopted codes or any amendments thereto in accordance with the provisions of the law.
- e. Contracting with any scientific entity to prepare any new code or to amend any adopted code, determining the cost of such a contract, and approving its disbursement.
- f. Publishing the adopted codes and disseminating them.
- g. Issuing instructions related to the application of codes in the stages of design, execution, supervision, maintenance, operation, general safety works, and all related engineering works.
- h. Approving the standards of public safety in the construction, engineering, housing, and all reconstruction projects sectors and submitting them to the Council of Ministers for ratification.
- i. Issuing specific instructions for the appointment of public safety engineers and officers for all construction projects.
- j. Preparing studies and research related to the construction, engineering, and housing sector.
- k. Approving the technical engineering specifications related to construction works.
- l.
 - i. Monitoring construction, engineering, and housing works through committees formed for this purpose to rectify violations, if any, and suspending projects until their conditions are rectified in accordance with the provisions of this law.
 - ii. The mechanism for forming the committees mentioned in item (1) of this paragraph and how they meet and make their decisions, and their operational mechanism shall be determined by a by-law issued for this purpose.

- m. Approving the technical foundations and standards specific to quality control works for projects, including the foundations for issuing conformity certificates and quality assurance for engineering projects.